

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

Phone: 049-4371447/9 Fax: 049-4371451

E-mail: info@clwenvironmental.ie

Office of Licensing Climate and Resourse Use, Environmental Protection Agency, P.O. Box 3000, Johnstown Castle Estate. Co. Wexford

15th October 2015

Finaway Farms Re:

Licence ReviewApplication

Dear Sir/Madame,

det ledited for any other use. Please find enclosed a Licence review application (original plus 1 hard copy and 2 electronic copies) and accompanying Environmental Impact Statement (original plus hard copy and 2 electronic copies), submitted on behalf of Finaway Farms.

Included as part of this application is the required licence review application fee of €6,983.

If you require any additional information please contact this office.

Yours Faithfully,

araic Fay

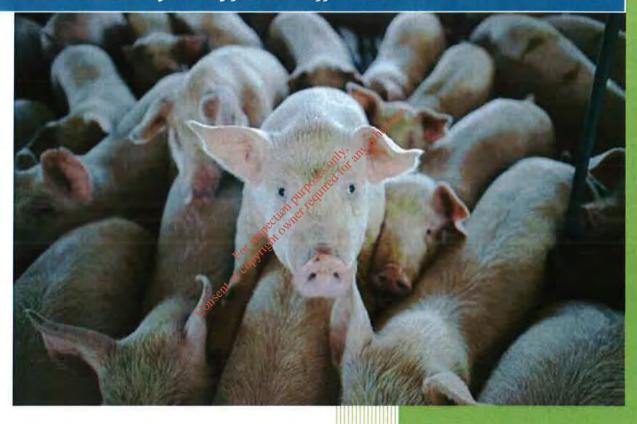
15/10/2015

EPA Licence P0427-01

Review Application

In respect of pig farm located at

Drumscruddan, Crosserlough, Co. Cavan & Finaway, Ballyjamesduff, Co. Cavan



CLW Environmental Planners Ltd.

W. Environmental Planners

me Mews 23 Farnham Street Cavan Tel:049 4371447 E-mail info@clwenvironmental.ie On Behalf of

Finaway Farms

Dreenan, Cavan, Co. Cavan



Industrial Emissions Activity Licence

Application Form
Pig & Poultry Sector

EPA Reg Nº.	
(Office use only)	
(Office use only)	

ELECTRONIC COPIES OF THE APPLICATION <u>MUST</u> BE SUBMITTED IN ACCORDANCE WITH THE "INSTRUCTIONS FOR LICENCE APPLICANTS" DOCUMENT AT THE LINK BELOW.

FAILURE TO DO SO MAY RESULT IN A DELAY IN PROCESSING YOUR APPLICATION.

http://www.epa.ie/pubs/forms/lic/industrial%20emissions/instructionsforapplican tsreapplicationform.html

This document does not purport to be and should not be considered a legal interpretation of the provisions and requirements of the EPA Act 1992, as amended.

Environmental Protection Agency

P.O. Box 3000, Johnstown Castle Estate, Co. Wexford Telephone: 053-9160600 Fax: 053-9160699



Tracking Amendments to Application Form

Version No.	Date	Amendment since previous version	Reason
V.1,	2013	N/A	Introduction of Industrial Emissions (Licensing) Regulations 2013
V.2.0	2014	Amendments to Section B and I	Clarification on IE (Licensing) Regulations 2013
V.3.0	2014	Amended Section C, J and K.	To implement the Board's Decision at its 761 st Licensing Meeting of the EPA regarding Environmental Liabilities and Financial Provision.
V.4.0	2015	Amendments to Section I.5	Environmental Considerations, Main alternatives and BAT
V.5.0 June 2015	Amendments to Section A	To require summary table of impacts in Non- Technical summary	
		Amendment to Section B.1	Change from "Owner/Operator" to "Applicant"
		New Section B.3B	In relation to Fees
		Amendments to Section B.6	Additional requirements in relation to planning history and the submission of EISs.
		Amendments to Section L	To reflect BAT & IED requirements



Environmental Protection Agency

Application for an industrial Emissions Licence (Pig & Poultry Sector)

Environmental Protection Agency Act, 1992, as amended.

CONTENTS

INTRODUCT	ION	3
CHECK LIST	FOR REGULATION 9 COMPLIANCE	4
SECTION A	NON-TECHNICAL SUMMARY	12
SECTION B	GENERAL	14
SECTION C	MANAGEMENT OF THE INSTALLATION	24
SECTION D	INFRASTRUCTURE & OPERATION	25
SECTION E	EMISSIONS edical pure require	28
SECTION F	CONTROL & MONTORING	31
SECTION G	RESOURCE USE AND ENERGY EFFICIENCY	32
SECTION H	MATERIALS HANDLING	34
SECTION I	EXISTING ENVIRONMENT & IMPACT OF THE ACTIVITY	40
SECTION J	ACCIDENT PREVENTION & EMERGENCY RESPONSE	45
SECTION K	REMEDIATION, DECOMMISSIONING, RESTORATION & AFTERCARE	46
SECTION L	STATUTORY REQUIREMENTS	47
SECTION M	DECLARATION	49



INTRODUCTION

A valid application must contain the information prescribed in the Environmental Protection Agency (Industrial Emissions) (Licensing) Regulations, 2013. The applicant is strongly advised to read the Application Guidance Notes for Pig & Poultry, available from the EPA.

The applicant must conform to the format set out in the guidance notes for applications (available from the EPA). Each page of the completed application form must be numbered, e.g. page 5 of 45, etc. Also duplicated pages from the application form should be uniquely numbered, e.g. page 5(i) of 45, etc. The basic information should for the most part be supplied in the spaces given in application form and any supporting documentation should be supplied as attachments, as specified. Consistent measurement units must be used throughout.

The applicant should note that the application form has been structured so that it requires information to be presented in an order of progressive detail.

When it is found necessary, additional information may be provided on supplementary attachments which should be clearly cross referenced with the relevant sections in the main document.

While all sections in the application form may not be relevant to the activity concerned, the applicant should look carefully through all aspects of the form and provide the required information, in the greatest possible detail.

All maps/drawings/plans must be halfarger than A3 size and scaled appropriately such that they are clearly legible. In exceptional circumstances, where A3 is considered inadequate, a larger size may be requested by the Agency.

Information supplied in this application, including supporting documentation will be put on public display and open to inspection by any person. Should the applicant consider information to be confidential, this information should be submitted in a separate enclosure bearing the legend "In the event that this information is deemed not to be held as confidential, it must be returned to". In the event that information is considered to be of a confidential nature, then the nature of this information, and the reasons why it is considered confidential (with reference to the "Access to Information on the Environment" Regulations) should be stated in the Application Form, where relevant.

CHECK LIST FOR REGULATION 9 COMPLIANCE

Regulation 9 of the Environmental Protection Agency (Industrial Emissions) (Licensing) Regulations, 2013, sets out the statutory requirements for information to accompany a licence application. The application form is designed in such a way as to set out these questions in a structured manner and not necessarily in the order presented in Regulation 9. In order to ensure a legally valid application in respect of Regulation 9 requirements please complete the following check-list.

Regulation 9(2)(a) (i) give the name, address and telephone number of the applicant and, if different, any address to which correspondence relating to the application should be sent and, if the applicant is a body corporate, the address of its registered or principal office,

LOCATION	Section B.1	
CHECKED	Applicant 🛛	Official _

(a)(ii) give the location or postal address (including where appropriate, the name of the relevant townland or townlands) and the National Grid reference of the premises to which the activity relates,

LOCATION	Section B.2 1 cel	
CHECKED	Applicant and	Official

(a)(iii) give the name of the planning authority in whose functional area the activity is or will be carried on,

LOCATION	Section B.6	
CHECKED	Applicant 🖂	Official

(a)(iv) in the case of a discharge of any trade effluent or other matter (other than domestic sewage or storm water) to a sewer of a sanitary authority, give the name of the sanitary authority in which the sewer is vested or by which it is controlled,

LOCATION	Section B.6	
CHECKED	Applicant 🖂	Official

- (b) give -
- in the case of an established activity, the number of (i) employees and other persons working or engaged in connection with the activity on the date after which a licence is required and during normal levels of operation,
- in any other case, the gross capital cost of the activity to (ii) which the application relates,



LOCATION	Section B.4	
CHECKED	Applicant 🛛	Official

(c)specify the relevant class or classes in the First Schedule to the Act to which the activity relates,

LOCATION	Section B.3	
CHECKED	Applicant 🛛	Official

- (d) In accordance with Section 87(1B)(a) of the EPA Acts of 1992 to 2013 in the case where an application for permission for the development comprising or for the purposes of the industrial emissions directive activity to which the application for the licence relates is currently under consideration by the planning authority or An Bord Pleanála, a written confirmation from the planning authority or An Bord Pleanála, as appropriate, of that fact together with either:
- a copy of the environmental impact statement, 2 hard copies and 2 electronic copies or in such form as may be specified by the Agency, that was required to be submitted with the application for planning permission, or
- a written confirmation from the planning authority or An Bord Pleanála that an environmental impact assessment is not required by or under the Act of 2000.

LOCATION	Section 3.6	
CHECKED	Applicant 🛛	Official

- In accordance with Section 87(1B)(b) of the EPA Acts of 1992 to 2013 in the case where permission for the development comprising or for the purposes of the industrial emissions directive activity to which the application for the licence relates has been granted, a copy of the grant of permission together with either:
- (i) a copy of the environmental impact statement, 2 hard copies and 2 electronic copies or in such form as may be specified by the Agency, that was required to be submitted with the application for planning permission, or
- a written confirmation from the planning authority or An Bord Pleanála that an environmental impact assessment was not required by or under the Act of 2000.

LOCATION	Section B.6	
CHECKED	Applicant 🖂	Official



specify the raw and ancillary materials, substances, preparations, (f) fuels and energy which will be produced by or utilised in the activity.

LOCATION	Section H	
CHECKED	Applicant 🛛	Official

describe the plant, methods, processes, ancillary processes, (g) abatement, recovery and treatment systems, and operating procedures for the activity.

LOCATION	Section D	
CHECKED	Applicant 🛛	Official

(h) indicate how the requirements of section 83(5)(a)(i) to (v) and (vii) to (xa) of the EPA Acts shall be met, having regard, where appropriate, to any relevant specification issued by the Agency under section 5(3)(b) of the EPA Acts or any applicable BAT conclusions adopted in accordance with Article 13(5) of the IED and the reasons for the selection of the arrangements proposed,

LOCATION	Section L N. 80		
CHECKED	Applicant	Solfor	Official

give particulars of the source, nature, composition, temperature, volume, level, rate, method of treatment and location of emissions, and the period or periods during which the emissions are, or are to be made,

LOCATION	Section E	
CHECKED	Applicant 🛛	Official _

identify monitoring and sampling points and outline proposals for monitoring emissions and the environmental consequences of any such emissions,

LOCATION	Section F	. 1
CHECKED	Applicant 🖂	Official

(k) provide:

details, and an assessment, of the impacts of any existing (i) or proposed emissions on the environment as a whole, including on an environmental medium other than that or those into which the emissions are, or are to be, made, and



details of the proposed measures to prevent or eliminate, or where that is not practicable, to limit, reduce or abate emissions.

LOCATION	Section I & F	
CHECKED	Applicant 🖂	Official

describe in outline the main alternatives to the proposed (I) technology, techniques and measures which were studied by the applicant,

LOCATION	Section I.8	
CHECKED	Applicant 🛛	Official

(m) describe the condition of the site of the installation,

LOCATION	Section I.3	
CHECKED	Applicant 🛛	Official

- provide, when requested by the Agency in the case of an activity that involves the use, production or relevant hazardous substances (as defined in section of the EPA Acts of 1992 to 2013) and having regard to the possibility of soil and groundwater contamination at the site of the installation, a baseline report in accordance with Section 86B of the EPA Acts of 1992 to 2013.
- specify the measures to be taken to comply with an environmental quality standard where such a standard requires stricter conditions to be attached to a licence than would otherwise be determined by reference to best available techniques,

LOCATION	Section I	
CHECKED	Applicant 🛛	Official

describe the measures to be taken for minimising pollution over (p) long distances or in the territory of other states,

LOCATION	Section I	
CHECKED	Applicant 🛛	Official

describe the measures to be taken under abnormal operating conditions, including start-up, shutdown, leaks, malfunctions, breakdowns and momentary stoppages,

LOCATION	Section F	
CHECKED	Applicant 🛛	Official



describe the measures to be taken on and following the permanent (r) cessation of the activity or part of the activity to avoid any risk of environmental pollution and to return the site of the activity to a satisfactory state or the state established in the baseline report if such is required under Section 86(B) of the EPA Acts of 1992 to 2013.

LOCATION	Section K	
CHECKED	Applicant 🛛	Official

describe the arrangements for the prevention of waste in (s) accordance with Part III of the Act of 1996, and where waste is generated by the installation, how it will be in order of priority in accordance with section 21A of the Act of 1996, prepared for reuse, recycling, recovery or where that is not technically or economically possible, disposed of in a manner which will prevent or minimise any impact on the environment,

LOCATION	Section H	
CHECKED	Applicant 🛛	Official

specify, by reference to the relevant European Waste Catalogue (t) codes as prescribed by Compassion Decision 2000/532/EC of 03 May 2000, the quantity and nature of the waste or wastes produced or to be produced by the activity, or the quantity and nature of the waste or waste accepted or to be accepted at the installation,

LOCATION Secrior H		
CHECKED	Applicant 🛛	Official

state whether the activity consists of, comprises, or is for the (u) purposes of an establishment to which the European Communities (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2006 (S.I. No. 74 of 2006) apply,

LOCATION	Section B	
CHECKED	Applicant 🛛	Official

describe, in the case of an activity which gives rise, or could give rise, to an emission containing a hazardous substance which is discharged to an aquifer and is specified in the Annex to Council Directive 80/68/EEC of 17 December 1979 on the protection of groundwater against pollution caused by certain dangerous substances, the arrangements necessary to comply with the said Council Directive,

LOCATION	Section B	
CHECKED	Applicant 🛛	Official



(w) include a non-technical summary of information provided in relation to the matters specified in paragraphs (c) to (x),

LOCATION	Section A	
CHECKED	Applicant 🛛	Official

include any other information required under Article 11 of the Industrial Emissions Directive,

LOCATION	Section G & I	
CHECKED	Applicant 🛛	Official

Regulation 9(4) An application for a licence shall be accompanied by -

a copy of the relevant page of the newspaper in which the notice in accordance with Regulation 5 has been published,

LOCATION	Attachment B.7		et
CHECKED	Applicant	X 37. 317 or	Official

a copy of the text of the site notice erected or fixed on the land or (b) structure in accordance with Regulation 6,

LOCATION	Attachment B.7	A
CHECKED	Applicant 🖂	Official

a copy of the notice given to the planning authority under section 87(1)(a) of the EPA Acts of 1992 to 2013,

LOCATION	Attachment B.7	
CHECKED	Applicant 🖂	Official

- a copy of such plans, including a site plan and location map, and such other particulars, reports and supporting documentation as are necessary to identify and describe -
 - (i) the activity

LOCATION	Attachment B.2 & D	
CHECKED	Applicant 🛛	Official

(ii) the position of the site notice in accordance with Regulation 6,

LOCATION	Attachment B.7	
CHECKED	Applicant 🖂	Official



(iii) the point or points from which emissions are made or are to be made,

LOCATION	Attachment E	
CHECKED	Applicant 🛛	Official

(iv)monitoring and sampling points, and

LOCATION	Attachment F.2	
CHECKED	Applicant 🛛	Official

a fee specified in accordance with section 99A of the EPA Acts of 1992 to 2013

LOCATION			
CHECKED	Applicant 🛛	Official	

Consent of copyright owner required for any other use.

Regulation 9(5)

A signed original, 1 hardcopy and 2 electronic copies of the application as required under paragraphs (1) and (2) or under paragraphs (1) and (3), where the application concerns a review of a licence, and the accompanying documents and particulars as required under paragraph (4) shall be submitted to the headquarters of the Agency. The 2 electronic copies of all application documentation and particulars must be in searchable PDF format on CD Rom and structured in accordance with the instructions contained in "Instructions for Licence Applicants" document which is available to download at:

http://www.epa.ie/pubs/forms/lic/industrial%20emissions/inst ructionsforapplicantsreapplicationform.html

PROVIDED Y/N GILY GET	Official
CD version PROVIDED Y/N CHECKED Applicant Application purposed to the control of	~
CD version PROVIDED Y/N CHECKED Applicant Application Pure Provided Provide	ise.
CHECKED Applicant State of the Checker Applicant Checker Applicant Checker Che	
riksgedion purte tequir	Official
Forthe	



SECTION A NON-TECHNICAL SUMMARY

Non-Technical Summary of Industrial Emissions Licence Application

A non-technical summary of the application is to be included here. The summary should identify all environmental impacts of significance associated with the carrying on of the activity/activities, and describe mitigation measures proposed or existing to address these impacts. This description should also indicate the normal operating hours and days per week of the activity.

The following information must be included in the non-technical summary:

- The relevant class or classes of activity in the First Schedule of the EPA Act 1992 as amended.
- Indication of whether EIS and planning permission documents are included,
- A description of:
- the installation and its activities,
- the raw and auxiliary materials, other substances and the energy used in or generated by the installation,
- the sources of emissions from the installation,
- the conditions of the site of the installation,
- the nature and quantities of foreseeable emissions from the installation into each medium as well as identification of significant effects of the emissions on the environment,
- the proposed technology and other techniques for preventing or, where this not possible, reducing emissions from the installation,
- where necessary, measures for the prevention and recovery of waste generated by the installation,
- further measures planned to comply with the general principles of the basic obligations of the operator, i.e.,
 - (a) all the appropriate preventive measures are taken against pollution, in particular through application of the best available techniques;
 - (b) no significant pollution is caused;
 - (c) waste production is avoided in accordance with the waste hierarchy in Council Directive 98/2008/EC on waste and section 21A of the Waste Management Act 1996, as amended; where waste is produced, it is prepared for re-use, recycled or recovered or, where that is technically and economically impossible, it is disposed of while avoiding or reducing any impact on the environment (applicants should provide this information in the context of sections 29 (2A), 32 and 38(5A) of the Waste Management Act 1996, as amended); energy is used efficiently;
 - (d) the necessary measures are taken to prevent accidents and limit their consequences;
 - (e) the necessary measures are taken upon definitive cessation of activities to avoid any pollution risk and return the site of operation to a satisfactory state.
- measures planned to monitor emissions into the environment.

Where an EIS is submitted as part of the licence application, summarise the likely significant effects of the activity in the following format:

Environmental Factor	Likely effects identified	Brief description of effect	Mitigation measures proposed to control effect
Human Beings	No.		
Flora and fauna	No.		
Soil	No.		
Water	No.		
Air	No.		
Climate	No.		
Landscape	No.	differ use.	
Material Assets	No.	puloses offy. any offet use.	
Cultural Heritage	No.	et en	

Supporting information should form Attachment $N^{\underline{o}}$ A.1



SECTION B GENERAL

B.1. Applicant	
* Applicants Name:	Finaway Farms
Address:	Dreenan,
	Cavan,
	Co. Cavan.
Telephone Nº:049-4332978	Fax N^2 : 049-4332978
e-mail: <u>luke.bogue@gma</u>	ail.com
the Agency. This should be the recompany or a sole trader). A trade Address for correspondence:	purt equit
Consento	Clor C.L.W. Environmental Planners Ltd., The Mews, 23 Farnham St.,
	Cavan.
Address of Body Corporate :	
_	Finaway
	Ballyjamesduff
_	Co. Cavan
e-mail :	
The applicant must also supply the a) Certified Copy of Certifica b) Company's Number in Cor c) Particulars of Registered O	te of Incorporation mpany's Registration Office and
CRO No. 548658	



Name and address of the proprietor(s) of the Land on which the Activity is situated (if different from applicant named above).

Proprietor's Name:	
Address:	

Name and address of the owner(s) of the building and ancillary plant in which the activity is situated (if different from applicant named above).

'ame:	
ldress:	
	ich butderening led and affect fize.
-	ally, surkett
-	To real to
	2 Bury Schin

Primary Contact details for <u>enforcement purposes</u> where licence is granted. PLEASE NOTE THIS CONTACT <u>CANNOT</u> BE A CONSULTANT. ALSO IT MUST <u>NOT</u> BE A PERSON WHO IS ALREADY A REGISTERED EDEN CONTACT FOR ANY OTHER LICENCE ISSUED BY THE AGENCY.

Name:	Mr. Luke Bogue	
Position in organisation:	Director	
Address:	Dreenan	
	Cavan	
	Co. Cavan	
Tel:	049-4332978	
Fax:	049-4332978	
e-mail:	luke.bogue@gmail.com	

B.2. Location of Activity

Name: Finaway Farms

Address: Drumscruddan,

Ballyjamesduff,

Co. Cavan.

Telephone No: 049-4332978 Fax Nº: 049-4332978

Contact Name: Mr. Paraic Fay

C/o CLW Environmental Planners Ltd.

Agri/Environmental Consultant Position:

paraicfay@eircom.net e-mail:

National Grid Reference (12 digit-6E,6N)

Location maps (no larger than A3), with grid references should be enclosed in Attachment Nº B.2.

B.3. Class of Activity

Identify the relevant activities in the First Schedule to the EPA Act 1992, as amended, to which the activity relates:

Class	Description
Activity	"The rearing of pigs in an installation,
Class 6.2(a),	where the capacity exceeds 750 places for sows, and
Activity Class 6.2(b),	"The rearing of pigs in an installation, where the capacity exceeds 2,000 places for production pigs which are each over 30kg.



B.3B Application Fee

State each class of activity (per the First Schedule of the EPA Act) for which a fee is being submitted. Application fees are set out in the following regulations:

- EPA (Licensing Fees) Regulations 1994, for all First Schedule activities except classes 11.2 to 11.7; and
- EPA (Licensing Fees) Regulations 2013, for First Schedule activity classes 11.2 to 11.7.

First Schedule Activity	Fee (in €)	
6.2	€6,983	
Total fee paid	€6,983	

^{*} add rows to the table as necessary

B.4 Industrial Emissions Directive

Specify which category/categories of industrial activity referred to in Annex I of the Industrial Emissions Directive (2010/75/EU) is/are to be carried out at the installation.

Category	Description met 156.
6.6	Intensive rearing of poultry or pigs: (b) with more than 2 000 places for production pigs (over 30 kg) Or (c) with more than 7 to places for sows.
	ansent of constitution of the constitution of

B.5. Employees/ Capital Cost

Give-

- (i) In the case of an established activity, the number of employees and other persons, working or engaged in connection with the activity on the date after which a licence is required and during normal levels of operation, or
- (ii) In any other case, the gross capital cost of the activity to which the application relates.

Number of Employe	es (existing fa	acilities) :	<u>5</u>
Gross Capital Cost	(new proposals)	€	



B.6. Relevant Planning Authority and/or Public Authority

Give the name of the planning authority in whose functional area the activity is or will be carried out.

Name:	Cavan County Council	
Address:	Farnham St.	
	Cavan	
	Co. Cavan	
Tel:	049-4378300	
Fax:		

Considering the entire site to which the activity relates, has planning permission ever been required for the site? (Tick No or Yes in the table)

	11 -	See Section B.6(a) below
No		NOTE: For Agency initiated reviews, you can disregard the instructions in B.6(a) and progress to Section B.7.
Yes	Ø	See <u>all</u> of Sections B.6(b) to (f) below. Please note that all structures comprising or for the purposes of the activity must be accounted for in the tables in sections below B.6(c) to B.6(f) below.
		NOTE: For Agency initiated reviews, you only need to complete the tables in Sections B.6(c), B.6(d) and B.6(e) below. You DO NOT need to submit an EIS or the letters on confirmation referred to below.

If this is a licence review application, was planning permission required for the changes proposed as part of this review application? (Tick No or Yes in the table)

No		Provide confirmation in writing from the planning author An Bord Pleanála that this is the case.			
Yes	V	Planning Ref No:	14/238 & 14/239		

B.6 (a) Where planning has never been required

Where the activity-which is the subject of this licence/review application has never required-a grant of planning permission previously, Attachment No B.6 must include a confirmation in writing from the planning authority or An Bord Pleanála, as the case may be, that the activity does not involve development or that the activity constitutes development but is exempted development. The letter of confirmation from the planning authority and/or An Bord Pleanála, as the case may be, must also confirm whether EIA has been carried out by the planning authority or An Bord Pleanála for any part of the site of the activity.

B.6 (b) Environmental Impact Statements

In the following table, indicate the option which applies to your application and provide the information requested accordingly.

Option	Applicable? (Yes/No)	
For new licence applications OR review applications where the last licence (excluding reviews initiated by the EPA) was determined before 30 th September 2012 Where planning permission has been/is required for the site of the activity, you must submit the most recent EIS associated with a planning application or planning permission for the site of the activity. Where planning is granted, the planning decision and planners report associated with the EIS should also be submitted.	\square	
For review applications where the last licence (excluding reviews initiated by the EPA) was determined after 30 th September 2012 If this is an application for a licence review, and the last licence review (not including reviews initiated by the EPA) was determined after 30 th September 2012, you are only required to submit the most recent EIS which has arisen through the planning process since the last licence review. The planning decision and planners report associated with the EIS should also be submitted.	N/A	
Where an EIS has never been required at planning stage Where an EIS has never been required for any planning permission then you must provide confirmation in writing from the planning authority or An Bord Pleanála that an environmental impact assessment was not required by or under the Planning and Development Act 2000, as amended for each of the planning permissions associated with the site of the activity. This information should be included in Attachment No.	N/A	

B.6 (c) Planning under Consideration

Where there is currently a planning application under consideration with a Planning Authority or An Bord Pleanala for any aspect of the site to which this licence application relates:

- 1. Provide confirmation in writing from a planning authority or An Bord Pleanála, as the case may be, that an application for permission comprising or for the purposes of the activity to which the application for a licence relates is currently under consideration.
- 2. Complete the Planning under Consideration Table below, indicating whether an Environmental Impact Statement (EIS) is required by the Planning Authority/An Bord Pleanala as part of that application.
- 3. Where an EIS is not required by the Planning Authority/An Bord Pleanala for a planning application, you must provide confirmation in writing from the planning authority or An Bord Pleanála that an environmental impact assessment is not required by or under the Planning and Development Act 2000 in each case. This information should be included in Attachment No B.6.

Planning under Consideration Table:

Planning or Appeal Reference Number	Planning Authority (PA)/An Bord Pleanala (ABP)	Date of application	Brief description	Letter of confirmation from PA/ABP that application is under consideration?	EIS required with Planning Application? (Yes/No)	If "no", Letter of confirmation from PA/ABP that EIA is not required?
N/A						

Note: Please be advised that in accordance with Section 87(1D)(d) of the EPA Act 1992, as amended, a Proposed Determination cannot issue on a licence application while a planning application (for a development comprising or for the purposes of an activity to which the licence application relates and for which EIA is required) is under consideration with a planning authority or An Bord Pleanala.

B.6 (d) Planning Granted

Where planning permissions have been granted for the site of the activity:

1. List all of the permissions relating to the site in the Planning Granted Table below and indicate whether an EIS was required by the Planning Authority/An Bord Pleanala as part of that permission. Submit the planners report and final decision for each permission granted.

2. Where an EIS was not required by the Planning Authority/An Bord Pleanala for a planning permission, you must provide confirmation in writing from the planning authority or An Bord Pleanála that an environmental impact assessment was not required by or under the Planning and Development Act 2000 for each planning permission granted. This information should be included in Attachment Nº B.6.

Planning Granted Table:

Planning or Appeal Reference Number	Planning Authority/ An Bord Pleanala	Date of Planning Decision (Final)	Brief description	EIS required with Planning Application? (Yes/No)	If "no", Letter of confirmation from planning authority/An Bord Pleanala that EIA was not required?
14/238	Cavan Co. Co.	10/02/2015	to demolish all existing pig houses and to construct 5 no. pig houses, in accordance with animal welfare and nitrates regulations, together with all ancillary structures and all associated site works,	Yes	N/a
&	&	&	&		
14/239	An Bord Pleanala	21/05/2015	to demolish all existing pig houses, with the exception of 4 existing pig houses which will remain in situ, and to construct 5 no. pig houses, and an extension to 1 no. existing pig house, in accordance with animal welfare and nitrates regulations, together with all ancillary structures and all associated site works,		

Industrial Emissions Licence Application Form (Pig & Poultry Sector)

05/2065, Cavan Co. 06/2449, Co. 07/710 07/817	Permissions granted but developments not commenced / completed.	No	Yes
--	---	----	-----

Note: Please be advised that where planning permission has been granted or a planning application is under consideration, and in accordance with Section 87(1C) of the EPA Act 1992, as amended, the Agency shall **refuse to consider** the licence application if the applicant does not comply with the requirements of Section 87(1B) of the EPA Act.

B.6 (e) Exempted Developments and structures/modifications not regarded as "development".

Where <u>any</u> structure or modification on site has been determined by the planning authority or An Bord Pleanála to be "exempted development" or is considered <u>not to be development</u>, provide confirmation in writing from the relevant authority. List all of the structures/modifications considered to be "exempted development" or to not involve development in the table below.

Exempted Development/No Development:

Planning Authority/ An Bord Pleanala	Date of letter from PA/ABP confirming their determination	Brief description of structure/modification	of Tick if exempted development	Tick if considered not to be development
N/A		oses of for s		
		n Directifica		

B.6 (f) Other Consents Granted

List <u>all</u> consents (**other than planning permissions**) issued by any relevant competent authority (other than the planning authority/An Bord Pleanala) for the development relating to this application <u>which required EIA</u> to be carried out as part of the consent process e.g. a foreshore licence. These EISs are **not** required to be submitted with the licence application at this point.

Consent Reference Number	Competent Authority	Date of Grant of Consent	Brief description	EIS required with Consent Application?
N/A				



Appropriate Assessment

Where applicable, provide a copy of any screening for Appropriate Assessment report and Natura Impact Statement (NIS) that was prepared for consideration by any planning/public authority as defined in Regulation 2(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011) in relation to the activity. determination that an Appropriate Assessment is required has been made by any planning/public authority in relation to the activity, a copy of that determination and any screening report and Natura Impact Statement (NIS), and any supplemental information furnished in relation to any such report or statement, which has been provided to the planning/public authority for the purposes of the Appropriate Assessment shall be included in Attachment Nº B.6.

Please refer to E.I.S. accompanying this application for a copy of the Appropriate Assessment Screening

Licences and permits

For existing activities, Attachment Nº B.6 should also contain a table of references to all licences and permits past and presently in force at the time of submission of this application.

Licence/Permit I reference number	Brief Description	Date granted	Currently in force? (Yes/No)
P0427-01	EPA Licence	03/01/2001	Yes

B.7. Relevant Regional Health Service Executive

The applicant should indicate the Regional Health Service Executive where the installation is or will be located.

Name:

CHSE Cavan/Monaghan

Address: Leo Kinsella Area Manager

Cavan/Monaghan,

Rooskey, Monaghan,

Co. Monaghan

Telephone Nº: 047 30483

epa

B.8. Site Notice, Newspaper Advertisement and Planning Authority Notice.

Give the position of the site notice in accordance with Regulation 6 of the Regulations.

Attachment Nº B.8 should contain a copy of the text of the site notice, a map (no larger than A3) showing its location on site and a copy of the newspaper advertisement. A copy of the notice given to the Planning Authority should also be included.

B.9 Review of a licence

State the grounds on which an application for a review of a licence is being made and give the reference number to the relevant licence in the register.

Provide, where appropriate, a copy of the Office of Environmental Enforcement (OEE) correspondence that indicates that the reason for the review cannot be accommodated within the scope of the existing licence.

Include results of emission monitoring and other data, that enables a comparison of the operation of the installation with the best available techniques described in the applicable BAT conclusions and with the emission levels associated with the best available techniques in accordance with Section 86A(9) of the Act of 1992 as amended.

Where the OEE has agreed any variations or adjustments to the conditions or schedules of the existing licence, the licensee must provide details of these agreed variations and adjustments to the existing licence conditions. An applicated, scaled drawing of the site layout (no larger than A3) providing visual information on such adjustments or variations where appropriate should be included.

In the case of once-off assessments/ reports required under conditions/ schedules of the existing licence the licensee must provide details of those assessments/ reports that have been completed and agreed with the OEE or as otherwise agreed.

Attachment Nº B.9 shall include the schedule of variations and/or adjustments together with the updated drawing.

Condition/ Schedule No.	Existing Condition	OEE Agreement Reference	Description

Supporting information should be included in Attachment No B.9

Review of licence required to facilitate proposed site re-development works, and to incorporate the Finaway site within the scope of this licence.

No variations to existing licence agreed with OEE.



SECTION C MANAGEMENT OF THE INSTALLATION

C.1 Site Management & Control

Details should be provided on the management structures for the activity and any quality control systems.

Applicant is an existing pig farmer with many years experience.

Fit and Proper Person.

The EPA Act 1992, as amended, (Section 83(5)(xi)) specifies that the Agency shall not grant a licence unless it is satisfied that the applicant or licensee or transferee as the case may be is a fit and proper person. Section 84(4) of the Act specifies the information required to enable a determination to be made by the Agency.

• Indicate whether the applicant or other relevant person has been convicted under the EPA Act 1992, as amended, the Waste Management Act 1996, as amended, the Local Government (Water pollution) Acts 1977 and 1990 or the Air Pollution Act 1987.

The applicant has no previous convictions.

 Provide details of the applicant's technical knowledge and/or qualifications, along with that of other relevant employees.

Applicant is an existing pig farmer with many years experience.

 Provide information to show that the person is likely to be in a position to meet any financial commitments or liabilities that may have been or will be entered into or incurred in carrying on the activity to which the application relates or in consequence of ceasing to carry out that activity or in consequence of ceasing that activity.

The existing development is to be operated in line with E.P.A., Cavan Co. Co. and Department of Agriculture Food and The Marine requirements and specifications and will result in limited potential for liability. The Licensee will maintain adequate public Liability insurance in relation to the farm to cover any unforeseen accidents etc.

A signed **Declaration** is required indicating whether the applicant or other relevant person has current or past bankruptcy or other insolvency proceedings against them or has entered into an arrangement with its creditors or suspended its business activities.

This information should form Attachment No C.



SECTION D INFRASTRUCTURE & OPERATION

D.1. Operational Information Requirements

Describe the plant, methods, processes, abatement, recovery and treatment systems, and operating procedures for the activity, and include a copy of such plans, drawings or maps, (site plans and location maps, process flow diagrams – no larger than A3), and such other particulars, reports and supporting documentation as are necessary to describe all aspects of the activity. Provide a description of the housing and ventilation system employed on-site.

D.2. Development and Operational History of the Site

A development and operational history of the site should be included here.

Attachment Nº D should contain a list of all unit operations (process) to be carried out, including a flow diagrams of each with any relevant additional information.

Introduction

The objective of the activities carried out at this facility is the breeding, management and the rearing of pigs, specifically bred for efficient pig meat production, from birth until they are removed off site to the processing facility. This must be carried out as efficiently and economically as possible. In pig production, this is achieved by the efficient use of inputs (especially feed) and the best housing and management to produce the maximum output of lean carreass meat to the processing factory. To achieve this objective requires:

- 1. Have efficient food conversion ratio (feed to lean meat conversion)
- 2. Have fast growth rate to staughter weight.
- 3. Operate according to current Environmental Legislation.
- 4. High productivity in the breeding herd and maximum performance of grower / finisher pigs.

To maximise output the following are essential elements for the success of the enterprise;

- 1. Genetic potential of the stock
- 2. Minimal disease status
- 3. Good quality buildings and environments.
- 4. High quality feeds.
- Good management and stockmanship.

Size of Development

The layout of this farm is shown on the layout plans contained in Attachment B2. As per the planning permission recently granted the pig farm sites will be subject to significant re-development and reconstruction.

epa

The activity on the site is/will be the breeding and rearing of pigs in a licensable installation/facility. The facility is located in a rural area. The installation will comprise animal houses, ancillary structures and equipment necessary for the accommodation, management and husbandry of the animals, and the administration of the enterprise.

The structures and equipment on the site will be designed and installed for the purpose of rearing pigs for sale off the site. Planning permission was granted for a c. 1,250 integrated unit with the breeding unit at Drumscruddan, and the finishing unit at Finaway. This production system is in keeping with the manner in which these farms have operated for a significant number of years.

While production on the site will be continuous, the presence of operative staff and deliveries / collections are normally between 08.00 and 18.00 hours. Ventilation and feeding operations are continuous on site.

The principal inputs are feed which is supplied in compound form or as wheat, barley, soya etc., water, veterinary medicines and a modest amount of energy (electricity and oil). Water for stock and for washing is acquired from an on farm well with a back up supply from the local group water scheme. On-Site water storage tanks will allow for a day's supply in the event of shortages. The outputs are pigs (primary product) and animal manure (secondary product). The estimated maximum annual manure production figure comes to 25,870 m³ for a 1,250 sow (excluding served gilts) integrated pig unit.

As detailed in the E.I.S. as submitted with planning permission application "Upon completion of the proposed development, pig production at any one time will comprise of c. 1,250 sows (i.e. a female pig after its first farrowing) fully integrated. Stock numbers on-site may vary +/- 10% on occasion."

Some animals die of natural causes before maturity. Dead animal carcasses are placed in a closed skip on the farm before being transported to a rendering plant, currently College Proteins. Flies, rats and mice are carriers of some of the infections that are detrimental to pig health. In addition, rats and mice can cause considerable damage to insulation materials and accessible woodwork, thereby reducing buildings thermal efficiencies and longevity. There is a programme in place for the control of vermin and pests in the site. There is no significant pollution caused by the activity. It is policy to minimise waste accumulation and to recycle as much as possible, but the recyclable volume is small.

Storm water from roofs and paved yards is not permitted to flow over soiled areas and is discharged via land drainage to the adjoining watercourses (i.e. tributaries of the Finaway/Mountnugent River, which is in turn a tributary of Lough Sheelin). There is no process effluent discharge from the site. Normal respiration gasses and odours emit from the houses and from manure, particularly during movement of the manure. Odours emitted from the site will not interfere with amenities outside the site boundary.

The structures and equipment on the site will be modern and in the main, newly constructed. The practices and technology used in the site for the rearing of stock

epo

and for the control of emissions from the installation are the best available that the enterprise can afford.

Pig manure is a rich source of plant nutrients and is a valuable fertiliser for farmland. The organic manure from this site will be utilised as a fertiliser source in accordance with the regulations set out in Statutory Instruments S.I. No 31 of 2014 for the purposes of efficient grass/crop production. All of the required information to be maintained as outlined in S.I 31 of 2014 will be kept by the licence applicant. The licence applicant/contractor will also provide all required details to the farmer receiving the organic fertiliser.

If activity on the site were to cease, arrangements would be made so that the cessation would in so far as possible be integrated with the normal production cycle (i.e. sows would not be served and after weaning would be culled, all served sows would be allowed to farrow and the pigs reared to be sold off as weaners / fat pigs depending on market conditions at the time). The houses would be emptied of all stock after the last group of finisher pigs are removed. At this stage all organic manure would be removed as per normal practice. It would be organised so that the minimum amount of inputs are present on site. All remaining inputs will be returned to the supplier where possible; otherwise all materials will be disposed of from the site in accordance with licence requirements.

Minimal Disease Status

Each age group of pigs have a different level of immunity and even in high health status herds it is important not to mix pigs of different age groups. Piglets are born in the farrowing house and remain suckling the sow for a minimum of 28 days. All pigs are moved in an All-in All-out basis throughout their growth cycle. All hygiene and bio-security measures are taken to maintain the pigs health status in so far as possible.

To minimise the risk of personnel bringing infection into the pig farm all visitors must take the necessary disinfection procedures, however only essential personnel such as veterinarians and servicemen are allowed regular access. All visitors must sign a register.

The final part of maintaining health within the unit is the necessity to fully clean out the houses after each group of pigs is removed. This avoids the build up of bacteria and viruses which challenge the incoming stock and which may affect their growth efficiency. On this farm special emphasis has been laid on providing a system that ensures adequate time for cleaning, disinfection and resting between successive groups in the farrowing and grower/finisher houses.

The cleaning of the houses is a process, whereby;

- 1. The rooms are soaked so as to minimise water use thereafter.
- 2. The house is washed down and disinfected. Soiled water is collected in the manure storage tank underneath the houses.
- 3. The houses are left to dry out before the next group of pigs enters.



SECTION E EMISSIONS

E.1. Emissions to Atmosphere

Fugitive emissions.

Give summary details of fugitive and potential emissions (including Dust and Odour). Predict odour emissions from the activity and assess their impact off-site.

Full details and any supporting information should form Attachment № E.1.

Process emissions to the atmosphere from a conventional pig farm include the expelling of warm air from the ventilation system in the buildings and odour and gas volatilisation from the organic manure. Increased emissions may at times be associated with the loading of pigs and/or the loading of pig manure.

Control Measures to Minimise and Abate Odour on site at present

Emissions from this site are currently/to be minimised using the following recommendations;

- Manure management kept to a high standard.
- Stocking density maintained of design level.
- Quality ventilation due to computerised/automated control.
- Quality house design with state of the art insulation standards.
- Minimisation of carcasses by keeping the herd health to the highest possible standard. As a result of this, mortality rates will be kept to a minimum. Any dead pigs will be stored in covered leak proof containers awaiting collection by College Proteins.
- Water and feed systems will be maintained in optimum condition and operation so as to minimise water and feed wastage.

Proposed Measures to further Minimise and Abate Odour on site

As a result of the comprehensive management and other practices currently carried out on site, which is evidenced by the fact that in all the years of operation of this facility, the applicant has received no complaints regarding odour emanating from this site, no additional measures are deemed to be required, at this time. It will be ensured by the applicant that all current, management practices are continued and improved upon where possible so as to attempt to minimise any potential odour emissions.



E.2 Emissions to Surface Waters

Tables E.2(i) must be completed.

A summary list of the emission points, together with maps, drawings (no larger than A3) and supporting documentation should be included as Attachment Nº E.2.

All surface water runoff and storm water drains discharging to surface water bodies must be included. A National Grid References (10 digit, 5E, 5N) must be given for all discharge points. The identity and type of receiving water (river, ditch, estuary, lake, etc.) must be stated.

Clean storm water will discharge via land drainage to the local watercourse. Proposed surface water drainage is as per the plans and drawings submitted, however grid references for discharge points will be confirmed upon installation.

All soiled surface water is diverted to the manure storage tanks.

E.3. Emissions to Ground

E.3.A. Storm water emissions to ground.

Table E.3(i) must be completed.

All surface water runoff and storm water drains discharging to ground must be included. A National Grid Reference (10 digit, 5E, 5N) must be given for all discharge points. The groundwater aquifer classification and vulnerability assessment must be included in Table E.3(i).

Clean storm water from roofs will discharge to ground / surface waters.

E.3.B Landspreading

The applicant should supply details of the nature and quality of all substances (agricultural and non-agricultural waste) to be landspread (slurry, effluent, ash, sludges etc) as well as the proposed application rates, periods of application and mode of application (e.g., pipe discharge, tanker).

Full details and any supporting information should form Attachment N° E.3.

Pig manure generated at this facility will be distributed to local farmers who require it, for use in accordance with the requirements set out in S.I. 31 of 2014, and all relevant information will be maintained on site for inspection at all reasonable times. Pig manure is not considered to be an agricultural/nonagricultural waste.



E.3.C Septic tanks/percolation area etc.

Summary details of all direct emissions onto or into the ground must be presented including percolation areas, septic tanks etc.

Full details as well as a summary list of the emission points or areas together with maps, drawings and supporting documentation should be included as Attachment N^{0} E.3. Details of effluent treatment/abatement systems should also be included, together with schematics as appropriate.

E.4 Noise Emissions

Give particulars of the source, location, nature, level, and the period or periods during which the noise emissions are made or are to be made.

Supporting information should form Attachment Nº E.4

There have been no complaints of noise emissions for this facility to date. The activities proposed on site do not generate noise levels that would be expected to adversely impact at the site boundary, similar to most pig farms in the country.

This facility will not result in audible noise outside of acceptable limits at or beyond the site boundary.

For emissions outside the EPA Noise Quidance Note limit, see the Agency's Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities (NG4) (2012) (available on www.epa.ie), a full evaluation of the existing abatement eatment system must be provided. A planned programme of improvement towards meeting upgraded standards is required. This should highlight specific goals and a time scale, together with options for modification, upgrading or replacement as required to bring the emissions within the limits as set out in the guidance note.



SECTION F CONTROL & MONITORING

Describe the proposed technology and other techniques for preventing or, where this is not possible, reducing emissions from the installation.

Describe the arrangements for abnormal operating conditions including start-up, leaks, malfunctions or momentary stoppages.

Attachment No F.1 should contain any supporting information.

F.1: EMISSIONS MONITORING AND SAMPLING POINTS

Identify monitoring and sampling points and outline proposals for monitoring emissions.

Table F.1(i) should be completed (where relevant) for air emissions, for emissions to surface waters, for emissions to sewers, for emissions to ground, and for waste emissions.

Include details of monitoring/sampling locations and methods.

Attachment Nº F.1 should contain any supporting information.

The main emissions from this activity may include storm water, noise and odour.

As previously stated it is not anticipated that storm water, noise and odour emissions from this farm will cause any significant concern. Noise and odour emissions from this farm will be minimised by implementing the comprehensive management practices currently employed on site. Most important of these are;

- Ensuring houses and associated feeding and ventilation systems are well maintained.
- Ensuring houses are stocked at the correct rate.
- Ensuring that the licensable site is kept well maintained and clean.
- Ensuring that all houses are properly cleaned between each group.

All soiled water will be collected separately from storm water and dealt with as previously outlined.

The storm water points are to be inspected on a weekly basis and monitored as required, but not more than quarterly.



SECTION G RESOURCE USE AND ENERGY EFFICIENCY

G.1 Give a list of the raw and ancillary materials, substances, preparations, medicines, disinfectants, fuels and energy which will be produced by or utilised in the activity.

The list(s) given should be very comprehensive, all materials used, fuels, intermediates, laboratory chemicals and product should be included. The listings should include quantities typically stored at the site and annual throughput. Particular attention should be paid to feed materials used at the site. Supporting evidence of the nutritional composition of these feeds should be included.

Provide copies of European MSDS Sheets for all chemicals used on-site.

Feed and Water

There are a number of different feed types used on this farm depending on the stage of production. All feeds consist of cereals, soya, oil and other ingredients and may be supplied to the farm in compound form, or as individual ingredients. A wet feed system is to be used in the dry sow and farrowing accommodation with dry feeders and/or a wet feeding system used in the grower/finisher areas, with a separate water source available to the pigs. Diets/rations are formulated to exactly match the pigs requirements for protein, energy, minerals and vitamins at the various ages and to minimise nutrient excretion, wastage and costs, while at the same time maximising performance.

Feed is to be stored in specialised feed storage bins/silos.

Disinfectant/Detergents

These are used as part of the hygiene routines on the farm and are stored in designated areas on the farm.



G.2 Energy Efficiency

A description of the energy used in or generated by the activity must be provided. Outline the measures taken to ensure that energy is used efficiently having regard to the relevant decision on BAT conclusions and/or BAT guidance and where appropriate, an energy audit with reference to the EPA Guidance document on Energy Audits should be carried out.

Supporting information should be given in Attachment Nº G

Electricity is used for the operation of all of the automated process on the farm such as feeding, lighting ventilation etc. Electricity used for heating where required. In order to ensure the future viability of this facility it is imperative that all costs are minimised. All equipment therefore is serviced regularly where relevant, and a close eye is kept on energy usage trends, Buildings are well insulated and ventilated to minimise energy usage.

A back-up generator will be put in place on-site in the event of disruption to the electricity supply.





SECTION H MATERIALS HANDLING

H.1 Raw Materials, Intermediates and Product Handling

Details of the location, storage conditions (fridge, locked cabinet etc.), segregation system, transport of material within the site, solid, liquid or sludge transported by pipe, vehicle or conveyor any analysis required where relevant should be supplied in Attachment No.H.1 including references to the most recent testing of bunded structures, tanks and pipelines.

Raw materials

The raw materials used in the pig farm are, pig feed, medication, electricity, and water.

All feeds are stored in specialised feed storage bins/silos/tanks. The feed storage silos are identified and/or marked so as to show the feed type contained therein.

The veterinary medicine usage on site is minimised by restricting access to the site by unnecessary personnel, and maintaining the site as, a minimal disease unit.

The amount of energy (electricity) used will be minimised by high insulation standards, regular maintenance and minimal wastage. Energy usage will also vary depending on outside weather conditions and the time of the year.

Products

The two products produced from this activity are:

- Pigs (for the pig processing sector)
- Organic fertiliser (to be used as an organic fertiliser in accordance with S.I. 31 of 2014).

The main raw materials, feed and water, are used to produce the main products (1) pig meat (liveweight gain) and (2) organic fertiliser. All remaining raw materials such as energy, medication, etc. are required for the management and husbandry of the unit. The finished stock from this facility are transported to a processing facility for slaughter. Pig manure is distributed to/by local farmers for use on their own land in accordance with the requirements as set out in Statutory Instruments S.I. 31 of 2014. The average nutrient content of the pig manure is as per table 7 of S.I. 31 of 2014 is 4.2 Kgs N/m3 and 0.8 Kgs P/m3.



H.2 Waste Prevention

Describe in Attachment Nº H.2 the arrangements for the prevention of waste in accordance with Part III of the Waste Management Acts 1996 to 2013. Describe what measures will be taken to prevent the generation of waste to the extent possible. State whether the installation has participated in any projects under the National Waste Prevention Programme.

Waste Prevention:

- <u>During Operation:</u> Given the nature of the proposed development there will be minimal waste streams. The wastes that could be expected to arise are:
 - <u>Dead Pigs</u> will be minimised by maintaining a high health status and maintaining stocking rates in line with animal welfare requirements.
 - Veterinary Waste will be minimised by maintaining a high health status and maintaining stocking rates in line with animal welfare requirements.
 - General Waste Will be recycled where possible.
 - Fluorescent tubes etc. will be handled in accordance with E.P.A. Licence requirements. The footpills of the control of the con

IE Pig & Poultry Application Form V.5.0/2015



H.3 Describe the arrangements for the recovery or disposal of solid and liquid wastes generated by the installation.

Applicants should ensure that information is provided for each waste generated at the installation under each of the following headings:

- (a) Description & nature of waste
- (b) Source
- (c) European Waste Catalogue Code (Commission Decision 2000/532/EC, as amended)
- (d) Animal by-product category per EC Reg. 1069/2009 where relevant
- (e) Amount in tonnes per month
- (f) Location and method of disposal or recovery (on-site or off-site)

The following information should also be provided where appropriate:

- (g) Analysis of the waste (include test methods and Q.C.)
- (h) Its location of storage and the manner by which the integrity/impermeability of storage areas is maintained
- (i) Period or periods of generation of the waste

Where any waste would be classified as Hazardous Waste as defined in the Waste Management Act, 1996, as amended, this should be made clear in the information provided.

Summary Tables H.3(i) should also be completed, as appropriate, for each waste. The licence/permit register number of the waste collection agent or disposal/recovery operator should be supplied as well as the expiry date of the relevant permits

Supporting information should form Attachment Nº H.



H.3 Describe the arrangements for the recovery or disposal of solid and liquid wastes generated by the installation.

Applicants should ensure that information is provided for each waste generated at the installation under each of the following headings:

(a) Name	Domestic Refuse
(b) Description & nature of waste	Packaging/Disposable Clothing
(c) Source	Work areas
(d) Where stored and integrity/	
impermeability of storage areas	Covered Bin on site
(e) Amount (m ³) and tonnage	<2 Tonne (Approx)
(f) Period or Periods of generation	continuously
(g) Analysis (include test methods and Q.C.)	N/A
(h) European Waste Catalogue Code	20 03 01

This waste is to be stored in a covered bin on site and removed regularly.

H.3 Describe the arrangements for the recovery or disposal of solid and liquid wastes generated by the installation.

Applicants should ensure that information is provided for each waste generated at the installation under each of the following headings:

- (a) Name
- (b) Description & nature of waste
- (c) Source
- (d) Where stored and integrity/ impermeability of storage areas
- (e) Amount (m3) and tonnage
- (f) Period or Periods of generation
- (g) Analysis (include test methods and Q.C.)
- (h) European Waste Catalogue Code

This waste is to be stored in designated storage bins and removed regularly.



H.3 Describe the arrangements for the recovery or disposal of solid and liquid wastes generated by the installation.

Applicants should ensure that information is provided for each waste generated at the installation under each of the following headings:

(a) Name	Animal tissue waste
(b) Description & nature of waste	Dead Pigs
(c) Source	Pig Houses
(d) Where stored and integrity/	
impermeability of storage areas:	Covered Skip/bin on site
(e) Amount (m ³) and tonnage	c. 3-4% mortality
(approx)	
(f) Period or Periods of generation	continuously
(g) Analysis (include test methods and Q.C.)	N/A
(h) European Waste Catalogue Code	02 01 02

Category 2

Carcasses are to be collected regularly from this farm and transported to a licensed rendering plant, such as College Proteins.

H.3 Describe the arrangements for the recovery or disposal of solid and liquid wastes generated by the installation.

Applicants should ensure that information is provided for each waste generated at the installation under each of the following headings:

For each waste material, give full particulars of;

(i) Animal By-Product Category

(a) Name	Fluorescent lighting tubes			
(b) Description & nature of waste	Used fluorescent tubes			
(c) Source	lights throughout unit			
(d) Where stored and integrity/imperm	eability of storage areas: Designated			
container				
(e) Amount (m ³) and tonnage	25 Tubes approx per annum			
(f) Period or Periods of generation	Continuously			
(g) Analysis (include test methods and	10.C.) N/A			

(h) European Waste Catalogue Code 20 01 21* Hazardous

Return to supplier and/or WEEE registered supplier.



H.3 Describe the arrangements for the recovery or disposal of solid and liquid wastes generated by the installation.

Applicants should ensure that information is provided for each waste generated at the installation under each of the following headings:

For each waste material, give full particulars of;

(a)	Name	Sharpes
(b)	Description & nature of waste	Veterinary Waste
(c)	Source	Animal Treattment
(d)	Where stored and integrity/impermeability of	
	storage areas:	Designated container
(e)	Amount (m ³) and tonnage	25 Tubes approx per annum
(f)	Period or Periods of generation	Continuously

(f) Period or Periods of generation

(g) Analysis (include test methods and Q.C.)

(h) European Waste Catalogue Code

N/A 18 02 02* Hazardous

Consent of copyright owner required for any C Removed off-site by specialist contractor and/or returned to supplier.

IE Pig & Poultry Application Form V.5.0/2015



SECTION I EXISTING ENVIRONMENT & IMPACT OF THE ACTIVITY

Describe the conditions of the site of the installation

Provide an assessment of the effects of any emissions on the environment, including on an environmental medium other than that into which the emissions are made.

Describe, where appropriate, measures for minimising pollution over long distances or in the territory of other states.

I.1. Assessment of atmospheric emissions

Give summary details and an assessment of the impacts of any existing or proposed air emissions i.e. dust and odour, on the environment, including environmental media other than those into which the emissions are to be made. Give details of all **odour** control measures used to minimise and abate odour.

Identify all residential dwelling houses and sensitive locations within 1 km and sensitive areas or areas of special interest within 5km of the activity and predict the extent of odour emissions from the activity.

Attachment Nº I.1 should also contain full details of any dispersion modelling of atmospheric emissions from the activity, where required.

Due to the nature of site activities at this farm, odour is not an issue at or beyond the site boundary.

A site location map is included, as attachment No. B2.



I.2 Assessment of impact of ground emissions

Baseline Report

In the case of an activity that involves the use, production or release of relevant hazardous substances (as defined in section 3 of the EPA Act 1992 as amended), and having regard to the possibility of soil and groundwater contamination at the site of the installation, provide a baseline report in accordance with section 86B of the EPA Act 1992 as amended. Has the Agency indicated in pre-application discussions that a baseline report is required?

A baseline report shall contain the information necessary to determine the state of contamination of soil and groundwater at the time the report is drawn up in order that a quantified comparison may be made to the state of the site upon the permanent cessation of the industrial emissions directive activity.

Guidance in relation to baseline reports is available on the EPA website at www.epa.ie.

The Baseline Report should be included in Attachment I.2 and clearly labelled as such.

Please refer to Attachment No. I.2 for the completed Baseline report.

Describe the existing groundwater quality at the site of the activity. Tables I.2(i) should be completed. Assess the impact due to contaminated discharges from otherwise clean discharges.

In the case of an activity that involves the user production or release of relevant hazardous substances (as defined in section 3 of the PA Act 1992 as amended), provide a baseline report in accordance with section 86B of the PA Act 1992 as amended.

Landspreading of Agricultural Martires

Tables I.2(ii) and I.2.(iii) should be complete where applicable. Further information is available in the Application Guidance Document.

1.3 Ground and/or groundwater contamination

Summary details of known ground and/or groundwater contamination, historical or current, on or under the site must be given.

Full details including all relevant investigative studies, assessments, or reports, monitoring results, location and design of monitoring installations, plans, drawings, documentation, including containment engineering, remedial works, and any other supporting information should be included in **Attachment** N^0 **I.3**.

There has been no known historical contamination of groundwater at this site. This site is currently an existing pig farm and will be maintained in a clean and proper manner.

I.4 Noise Impact.

A map (no larger than A3) of the site and surrounding area should be supplied, indicating the main sources of noise on site. Give details of the impacts of any existing or proposed noise emissions on the environment, including environmental media other than those into which the emissions are to be made.

This information should be Attachment N^{0} I.4.

Due to the nature of site activities at a pig farm, noise is not an issue at or beyond the site boundary.

I.5 Environmental Considerations, Main alternatives and BAT

- I.5a Describe in outline the main alternatives to the proposed technology, techniques and measures which were studied having regard to the reference document on Economic and Cross-media Effects.
- I.5b Identify in the table below the relevant BAT reference document(s) (BREFs) and EPA BAT guidance document(s) having regard to the activity proposed or carried out at the installation. The documents identified are considered to be applicable to intensive rearing of poultry and pigs, however, additional BREFs and BAT guidance documents may be relevant and should be identified as appropriate.

These documents are available on the European IPPC bureau website at http://eippcb.jrc.ec.europa.eu/reference and the EPA website http://www.epa.ie/pubs/forms/lic/indosprial%20emissions/

Title of Document

Reference Document on Best Wailable Techniques for Intensive Rearing of Poultry and Pigs (July 2003)

Reference Document on Best Available Techniques on Emissions from Storage (July 2006)

Reference Document on Best Available Techniques for Energy Efficiency (February 2009)

1.5c In order to determine BAT for the installation, tabulate using table I.5(i) below, all of the conclusions on BAT from the Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs (BREF). To assist you with this, a pre-populated template document is available for download on the EPA website http://www.epa.le/pubs/forms/lic/industrial%20emissions/.

For each BAT, in Table I.5(i), state whether it is applicable to your installation and describe how each BAT applies or not to your installation and provide information on your compliance with the requirement.

It may be useful to first identify all the 'Not Applicable' BATs and provide your reasoning in the 'Applicability Assessment' box as to why you consider this

particular BAT is not applicable at/to your entire installation having regard to the scope/ definitions, general considerations and the information on applicability. (You may need to make reference to relevant processes/activities or individual emission points to provide a comprehensive response).

For each <u>applicable</u> BAT, state the status; 'Yes' or 'Will be' as appropriate, the use of each of these terms is described below. Information on compliance in the 'Applicability Assessment' box should include, where applicable, the following:

- (i) Identification of the relevant process/ activity or individual emission points that the BAT requirement applies to at your installation;
- (ii) Where BAT is to use one or a combination of listed techniques, specify the technique(s) implemented/proposed at your installation to achieve the BAT; and
- (iii)A comment on how the requirements are being met or will be met, e.g., a description of the technology/operational controls/management proposed to meet the requirements.

Use of terms:

- (a) 'Yes' To be selected where the installation is currently compliant with this BAT requirement.
- (b) 'Will be' To be selected where a further technique is required to be installed to achieve compliance with the BAT requirement. In this case you must also state the date by which the installation will comply with the BAT Conclusion requirement.

Please note the following:

I. Refer to the EPA BAT Guidance Note(s) for any aspects of the activity not covered by the conclusions on BAT from the Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs or other relevant Conclusions of BAT documents.

1.5e Emerging Techniques

State	whether	you	propose	to	test	and	use	an	'emerging	technique'	in	particular
those	identified	in th	ne BAT re	fer	ence	docu	men	s re	elevant to t	he activity:		

☐ Yes ☐ No

If yes, describe your proposal and include in Attachment No. 1.5e.

I.5f Other relevant conclusions on BAT

Please note that other reference documents may be relevant such as:

- (a) BREF on Emissions from Storage;
- (b) BREF on Energy Efficiency;

Other documents that may be relevant:

- (a) REF on Economic and Cross-media Effects;
- (b) REF on Monitoring of Emissions from IED installations;
- (c) Landfill Directive 1999/31/EC etc.

In this case tabulate using table I.5(i) below all the <u>relevant</u> BAT conclusions. Complete a separate table for each BREF and follow the instructions given above. To assist you with this, some pre-populated template documents are available for download on the EPA website:

http://www.epa.ie/pubs/forms/lic/industrial%20emissions/



- I.5e Describe any environmental considerations which have been made with respect to the use of cleaner technologies, waste minimisation and raw material substitution.
- I.5f Describe the measures proposed or in place to ensure that:
- The best available techniques are or will be used to prevent or eliminate or, where that is not practicable, generally reduce an emission from the activity;
- (b) no significant pollution is caused;
- waste production is avoided in accordance with the waste hierarchy in Council (c) Directive 98/2008/EC on waste and section 21A of the Waste Management Act 1996, as amended; where waste is produced, it is prepared for re-use, recycled or recovered or, where that is technically and economically impossible, it is disposed of while avoiding or reducing any impact on the environment (applicants should provide this information in the context of sections 29(2A), 32 and 38(5A) of the Waste Management Act 1996, as amended);
- (d) energy and other resources are used efficiently;
- the necessary measures are taken to prevent accidents and limit their consequences;
- the necessary measures are taken upon definitive cessation of activities to avoid any pollution risk and return the site of operation to a satisfactory state.

Supporting information should form Attachment Nº I.5.

Table I.5 (i) CONCLUSIONS ON BAT (One table for each relevant BAT reference document)

	Pigs (July 2003)	7			
BAT reference Number	BAT Statement For property of Consent of Con	Applicability Assessment	State technique and whether it is in place or state schedule for implementation		
e.g. BAT 1	BAT is to implement and adhere to an environmental management system (EMS) that incorporates all of the following features:	Applicable	Standardised EMS in place		

e.g Refere	Pocument ence Document on Best Availal July 2006)	ble Techniques on Emi	ssions from
5.1.1.2	BAT is to cover open top tank by applying a floating cover, flexible or tent cover or a rigid cover	One open top tank on-site	Proposed to cover with floating cover in 2015

Please refer to Attachment No. I.5 for the completed BAT Conclusions document.



SECTION J ACCIDENT PREVENTION & EMERGENCY RESPONSE

Describe the existing or proposed measures, including emergency procedures, to minimise the impact on the environment of an accidental emission or spillage together with the provisions for response to emergency situations outside of normal working hours, i.e. during night-time, weekends and holiday periods.

Detail the emergency arrangements and procedures for dealing with a Class A disease outbreak.

Pollution prevention measures may, inter alia, include the following information;

- · Details of storage of all raw materials, products and wastes;
- Details of spill or emergency containment measures and structures:
- Details of bunding, surface treatment, collection;
- The catchment area for each spill or run-off collection system;
- · Information on possible contamination of ground, groundwater, or surface water from fire water run-off in the event of a fire on-site and any The Agency has published a guidance provision for containment. document on Fire-Water Retention Facilities (Draft Guidance Note to Industry on the Requirements for Fire-Water Retention Facilities).
- Transport of material within the site, solid, liquid or sludge transported by pipe, vehicle or conveyor; etc.,
- Potential points of contamination areas most at risk.

Where accidents/incidents have occurred, a full description of the incident/accident should be provided together with closure liabilities together with costs associated with the site. Also you are required to include details on waste quantities and on any contaminated land/groundwater in order to provide the Agency with information on the level of risk.

Only sites which have unusual liabilities e.g. contaminated land/groundwater, require a suitable type and level of Financial Provisions, to be agreed by the Agency. Such provision, made available by the applicant, shall include cover for Environmental Impairment, or an agreed alternative, for an amount appropriate to the risks posed by the site.

Supporting information should form Attachment No J.

Emergency response contact numbers will be put in place for this farm. This will setout the contact numbers of the relevant bodies to be contacted in the event of an environmental incident on site. It will also identify the emergency contact numbers of relevant contractors and specialists that may be required in the event of an emergency. It further includes contact numbers for local gardai, fire brigade and doctors.

This procedure is to be available on the facility. A register will be put in place to record all notifiable events on-site in the event of such an incident.



SECTION K REMEDIATION, DECOMMISSIONING, RESTORATION & AFTERCARE

For sites which have unusual liabilities e.g. contaminated land/groundwater, details are required of the arrangements to be made in the event of decommissioning of all or part of the operation so as to minimise the short-term and long-term effects of the operation on the environment after shut-down. Details of provisions on such sites, to decommission and render safe or remove all materials, waste, ground, plant or equipment contained on or in the site that may result in environmental pollution must be supplied in the form of a documented Decommissioning/Residuals Management Plan. Applicants are required to detail how this Plan, for such sites, will be financially underwritten.

Supporting information should be included as Attachment No. K.

If the enterprise had to cease operation, all feeding, animal production, poultry manure production and waste production would cease also. At such time there would be normal inputs still in stock (e.g. feed in bins and medicines, etc.) and there would be stock in houses, manure in houses and also some of the wastes (dead animals, medicine containers) in their respective containers. All of those materials would then be disposed of or distributed in the same way as was normal during the normal operation of the enterprise. Saleable stock would be sold to the usual outlet. All remaining feed and medicines would be returned/sold back to the respective suppliers. The buildings, once empty of stock would be washed clean and all manure/dirty wash water would be spread on farmland, there would be no special or adverse impact on the environment.

In the unlikely event of closure being the result of a Class A disease incident, any non-saleable stock would be humanely put down and consigned either for rendering (as currently done for the dead animal tissues) or for incineration. In such a situation, all of that would be under the control of the veterinary Division of the Department of Agriculture.



of

SECTION L STATUTORY REQUIREMENTS

Indicate how the requirements of section 83(5)(a)(i) to (v) and (vii) to (xa) of the Act of 1992 shall be met, having regard, where appropriate, to any relevant specification issued by the Agency under section 5(3)(b) of that Act or any applicable best available techniques (BAT) conclusions adopted in accordance with Article 13(5) of the Industrial Emissions Directive and the reasons for the selection of the arrangements proposed.

Indicate whether or not the activity is carried out on, or may be carried out on, or is located such that it is liable to have an adverse effect on -

- (a) a site placed on a list in accordance with Part 3 of S.I. 477 of 2011, or
- (b) a site where consultation has been initiated in accordance with Article 5 the EU Habitats Directive (92/43/EEC), or
 - (c) a European Site as defined in Regulation 2(1) of S.I. 477 of 2011.

Undertake a screening for Appropriate Assessment and state whether the activity, individually or in combination with other plans or projects, is likely to have a significant effect on a European Site(s), in view of best scientific knowledge and the conservation objectives of the site(s). Where it cannot be excluded, on the basis of objective scientific information, following screening for Appropriate Assessment, that an activity, either individually or in combination with other plans or projects, will have a significant effect on a European Site, provide a Natura Impact Statement, as defined in Regulation 2(1) of the European Communities (Birds and Natural Habitats) Regulations (S.I. 477 of 2011). Where based on screening it is considered that an Appropriate Assessment is not required, provide a reasoned response.

Indicate whether or not the activity is liable to have an adverse effect on water quality in light of the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (S.I. No. 272 of 2009).

Indicate whether any of the substances specified in the Schedule of the EPA (Licensing)(Amendment) Regulations 2004, S.I. No. 394 of 2004 are discharged by the activity to the relevant medium.

Supporting information should be included as **Attachment** $N^{\underline{o}}$ **L** with reference to where the information can be found in the application.

Provide the necessary information that will allow the Agency determine these requirements as Attachment N^{ϱ} L.

- The Applicant is satisfied that the activity is not in or near and is not likely to have an adverse effect on the integrity of
- (a) a site placed on a list in accordance with Part 3 of S.I. 477 of 2011, or
 (b) a site where consultation has been initiated in accordance with Article 5 of the EU Habitats Directive (92/43/EEC), or



(c) a European Site as defined in Regulation 2(1) of S.I. 477 of 2011.

- The activity is not likely to have an adverse effect on water quality in the vicinity of the activity. All organic fertiliser produced at this farm is to be allocated for use in accordance with S.I. 31 of 2014.
- · No substances specified the Schedule the **EPA** in (Licensing)(Amendment) Regulations 2004, S.I. No. 394 of 2004 are discharged by the activity to the relevant medium.

Consent of copyright owner required for any other use.



SECTION M DECLARATION

Declaration

I hereby make application for a licence / revised licence, pursuant to the provisions of the Environmental Protection Agency Act, 1992, as amended, and Regulations made thereunder.

I certify that the information given in this application is truthful, accurate and complete.

I give consent to the EPA to copy this application for its own use and to make it available for public inspection via the EPA's website. This consent relates to this application itself and to any further information, submission, objection, or submission to an objection whether provided by me as Applicant or any person acting on the Applicant's behalf,

Signed by: Signed by: Sogue (on behalf of the organisation)	meruse. Date : 15/10/15
Name in block letters: Lung Bouges and	,
Position in organisation: OWNER Suggested for the control of the c	
Position in organisation : OWNER SECTO	2
Position in organisation: OWNER of the Constitute of the Constitut	
A CODY	Company stamp or seal:
Consente	
C	



Annex 1 Tables/Attachment

Attachment No.

- A1 ~ Non Technical Summary
- B2 ~ Location Map Site Plan Identifying the Site Boundary
- B6 ~ Copy of Grant of Planning Permission
- B8 Copy of Site Notice.

 Map showing Location of Site Notice
 Copy of Newspaper Advertisement
 Copy of Notification to Local Authority
- C ~ Bankruptcy Declaration
- I2 ~ Baseline Report
- I5 ~ BAT Conclusions Document

Attachment No. A1 Non Technical Summary

Consent of copyright owner required for any other use.

Finaway Farms Attachments

Non-Technical Summary

An application is being made by Finaway Farms, Finaway, Ballyjamesduff, Co. Cavan to the Environmental Protection Agency (E.P.A.) for a Licence in respect of their pig farm at Drumscruddan, Crosserlough, Co. Cavan. This review will also seek to incorporate the associated pig rearing unit at Finaway, Ballyjamesduff, Co. Cavan, within the scope of this Licence.

This enterprise is classed as:

Activity Class 6.2, "The rearing of pigs in an installation, where the capacity exceeds (a) 750 places for sows, and/or (b) 2,000 places for production pigs which are each over 30kg.

An Environmental Impact Statement relating to this activity, which has been submitted to Cavan County Council, in respect of this proposed development, will be submitted to the Agency as part of this application.

This pig farm will operate as a 1,250 sow integrated unit, subdivided into a specialised breeding farm at the Drumscruddan Site and a specialised finisher farm at the Finaway site.

The main activities carried out on-site (listed below) revolve around the care and management of the pigs:

- Breeding and rearing of pigs.
- Feeding of the pigs on-site.
- General animal husbandry practices.
- Pig movement on site
- Washing of houses between each batch, for pig health and performance reasons.
- Transport of feed to the farm
- Transport of weaners to the farm and pigs from site to factory.
- Transport of pig manure off site.

Site plans and location map of this farm have been submitted as part of the documentation accompanying this application. Normal working hours on this site are from 6.00hrs to 18.00hrs.

The raw and ancillary materials used in the running of this farm will include:

- Compounded pig meal, water, injectable iron, vaccines, anthelmintics and antibiotic medication for the animals.
- Detergents, disinfectants and pest control products for pig health and hygiene reasons.
- Electricity for operating the feed system, ventilation, the power washer and fridge's for A.I. and vaccine storage.

The main secondary product produced on this farm is pig manure/organic fertiliser;

· Pig manure

to be incorporated into a fertiliser management system by allocation to a number of customer farmers for use as organic fertiliser on their lands, in line with the requirements of S.I. 31 of 2014. Additional customers may be supplied as and when they arise. There will be an average of \$25,870m³ of pig manure available upon completion of all proposed developments.

For its petion of copyright owner

The proposed technology and other techniques for minimising manure production and ensuring the proper management and use of this fertiliser resourse are outlined hereafter;

- The pig manure produced on site is used as an organic fertiliser, which substitutes for the inorganic chemical fertiliser presently being used. The manure is recycled on to the agricultural land in line with the requirements of S.I. 31 of 2014.
- Adequate storage
- Excess customers available.
- Efficient washing routines using pre-wash detergents and high pressure power washers.

The main sources of emissions from this farm include:

- Clean surface water Directed to local watercourse.
- Dirty surface water Directed to manure storage tanks.
- Veterinary Waste
- Canteen Waste

Disposed of by specialist contractors.

Animal tissue waste

Odour and Noise

This farm has minimal adverse impact on the environment partly due to the experience gained over the years of operational management, the standard of buildings and their maintenance and the availability of a quality manure transport system, and it is expected that this will be maintained and improved upon where possible.

The proposed technology and other techniques for preventing or, where this is not possible, reducing emissions from the installation.

Clean Surface Water

Separation of clean and dirty water systems. Sampling and monitoring will be carried out on clean surface water emissions, as and when required.

Dirty Surface Water

- Separation of clean and dirty water systems.
- Conditioned bunding, where required, will further ameliorate the situation.

Veterinary Waste

Comprises of:

Bottles - plastic and glass material

syringes - plastic material

needles - stainless steel/ aluminium material

packaging - plastic and paper material

Vaccines are used as the primary disease control measure on the farm. In-feed medications (antibiotics) are the second line of defence in a general disease outbreak. Individual animals are treated by antibiotic injection. This management routine under veterinary supervision reduces the volume of veterinary waste. Veterinary product use in a high health finisher unit will be minimal.

Stored in purpose manufactured sealed containers.

Disposed of by specialist contractors.

Animal Tissue Waste

- Comprises of a variety of carcasses due to natural deaths on the farm. This
 material is a resource ingredient in the animal rendering industry.
- Storage is to be provided in sealed skips.
- This waste is to be kept to a minimum due to the high standard of animal husbandry practised.
- Disposed of by personnel employed by the licensed rendering facility.

Odour & Noise

- Deliveries (inward & outward) will be confined to the normal daily work routine where possible/practicable.
- There will be a strict washing routine so as to prevent the built up of odour within the houses.
- Noise emissions are to be reduced by the use of a computerised feeding system. Therefore pigs do not associate feeding with people entering and leaving the houses.

Energy Efficiency

Energy costs will be a significant part of the running cost of this farm. The amount of energy (electricity/oil) used will be minimised by high insulation standards, regular maintenance and minimal wastage.

In an effort to reduce the possibility of accidents or the impact if one does occur, Finaway Farms have taken a number of precautions:

- Excess customers for pig manure are available.
- In excess of 6 months slurry storage capacity to be provided.
- The manure storage tanks will be visually inspected to ensure adequate storage capacity is remaining.
- The storm water discharge points will be monitored weekly for colour and odour and quarterly a sample will be taken and analysed in a laboratory.
- Adequate on site space provided for all traffic movements.

Should any incident with the potential for environmental contamination arise, Finaway Farms will,

- Inform the Licensing and Control Officer of the E.P.A.
- Inform the local authority and local regional fisheries board where applicable.
- Take the most appropriate measures available to minimise the effect of the accident/spill.
- Consult with the E.P.A. and local authority on any further appropriate remedial action required.

Specific programmes have been quillined to deal with the possibility of cessation of activity at this site:

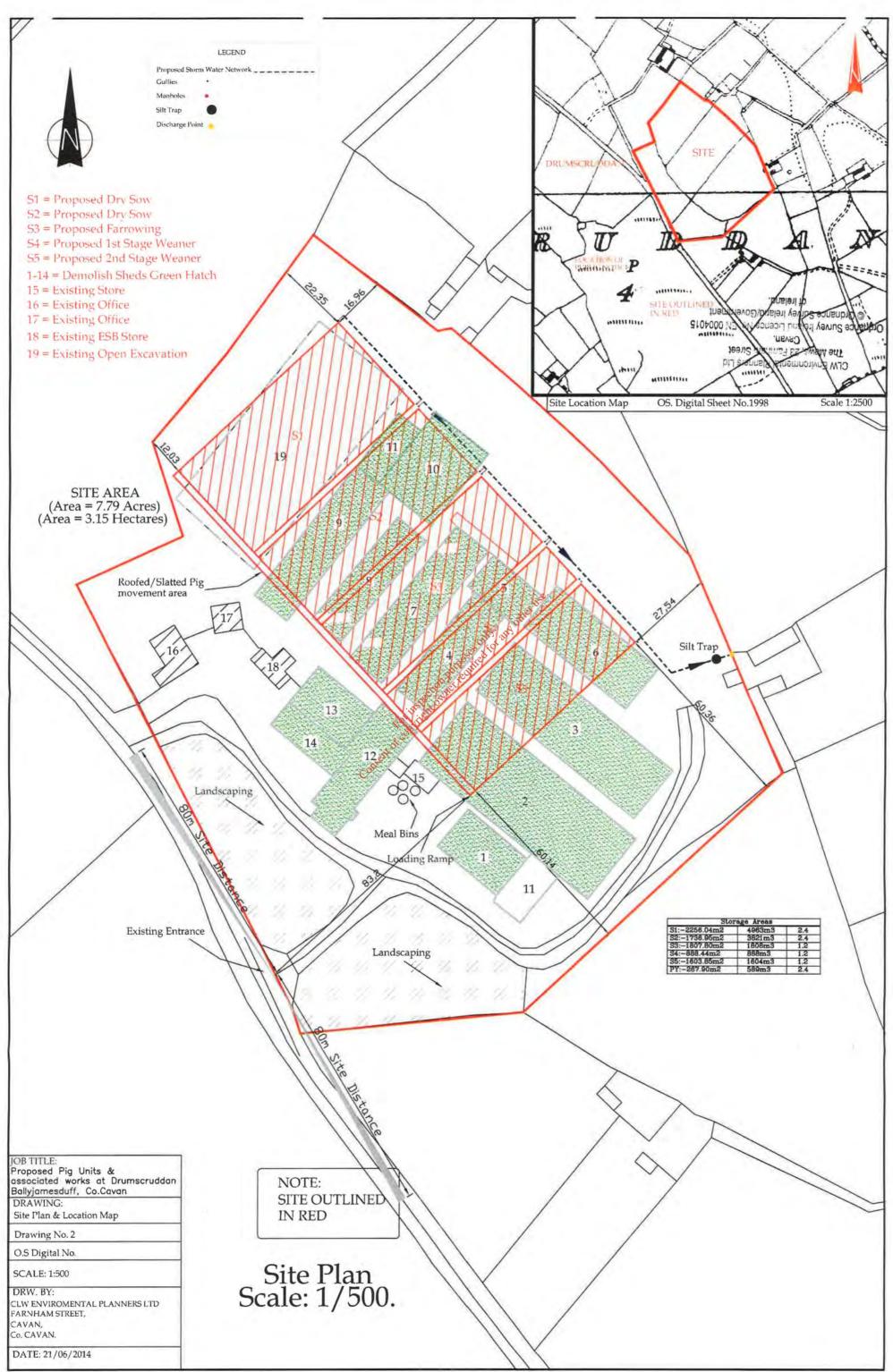
- Pigs will be sold.
- Animal tissue, veterinary waste and any other wastes will be removed as per normal.
- Feed will be removed from the bins and any unopened medicines returned to the supplier.
- Pig manure will be removed from the tanks and made available to customer farmers as per normal.
- The houses will be washed and disinfected.

Attachment No. B2

Site Location Map Site Plan (Not to Scale)

Consent of copyright owner required for any other use.

Finaway Farms Attachments





Attachment No. B6

Site Planning History Letter of Confirmation from Planning Authority.

Consent of copyright owner required for any other use.

PLANNING AND DEVELOPMENT ACT 2000 - 2004

NOTIFICATION OF FINAL GRANT

COUNCIL OF THE COUNTY OF CAVAN

TO: Bogue Pigs
C/o Paraic Fay
C.L.W. Environmental Planners Ltd
The Mews
23 Farnham St
Cavan

Planning Register Number: 14/238 Application Receipt Date: 24/07/2014

Further Information Received Date: 29/10/2014

In pursuance of the powers conferred upon them by the above-mentioned Act, Cavan County Council have by Order dated 08/12/2014 GRANTED PERMISSION to the above named, for the development of land, namely:-

to demolish all existing pig houses and to construct 5 no. pig houses, in accordance with animal welfare and nitrates regulations, together with all ancillary structures and all associated site works, on the site of existing pig farm. An Environmental Impact Statement (EIS) relating to this proposed development will be submitted with this application. This application relates to a development, which is for the purposes of an activity requiring a licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2013 at Drumscruddan, Crosserlough, Co Cavan in accordance with the plans submitted with the application.

Subject to the 8 condition(s) set out in the 2 Schedule and for the reason set out in the 1st Schedule.

Signed on behalf of Cavan County Council.

SENIOR STAFF OFFICER

Date: 10 February, 2015

Note:

It should be noted that an Outline Permission is a permission subject to the subsequent permission of the Planning Authority and that until such subsequent permission has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED. Where Outline Permission has been granted any subsequent application for permission must be made not later than 3 years beginning on the date of the grant of outline permission.

Planning permission granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:-

- In case the development to which the permission relates is not commenced during the period, the entire development and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

PLANNING & DEVELOPMENT ACTS 2000 - 2004

PLANNING APPLICATION: Bogue Pigs. REG. NO. 14/238

SCHEDULE 1

It is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the amenities of the area, give rise to a traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area.

SCHEDULE 2

 The development shall be carried out in accordance with the plans and particulars lodged on 24/7/2014 with the application as amended by the further plans and particulars received by the planning authority on the 20/10/2014, except as many otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

 No surface water from roofs or paved areas shall flow from the site (including entrance area) onto the road adjoining the site but shall be collected by a surface water drainage system and discharged direct to nearby waterboarses

Reason: In the interests of public season; in the interest of the interest of public season; in the interest of the int

The external blockwork shall be properly readered and painted in good quality outdoor paint, or a light colour (presentably white) and the roof shall be painted a dark colour (preferably turf brown or blue black dark green) and the building generally kept in good order and appearance.

Reason: In the interests of visital amenity.

 All sound thems on site (including those in surrounding hedgerows) shall be retained except those that require to be removed to facilitate the actual physical development of the site.

Reason: In the macrests of visual amenity.

 All Mitigation Measures from the submitted Environment Impact Statement shall be carried but in full and in strict accordance with the submitted EIS.

Reason: In the interests of protection of the environment and in the interests of proper planning and sustainable development.

 Construction and demolition works shall be carried out in accordance with the Construction and Demolition Waste Management Plan submitted as part of this application and the Further Information received.

Reason: In the interests of protection of the environment and in the interests of proper planning and sustainable development.

 Asbestos sheeting that is removed from any structures shall not be re-used and shall be disposed of appropriately using an authorised waste contractor.

Reason: In the interests of protection of the environment and in the interests of proper planning and sustainable development.

 Adequate and appropriate precautions shall be taken during the demolition and construction phases of this development so as to prevent environmental politicion as defined in the Waste Management Act 1996, as amended.

Reason In the interests of protection of the environment and in the interests of proper planning and sustainable development.

Senior Staff Officer,
Planning Section.

Acting CEO's Written Statement on EIA

Planning Reg. No. 14/238 - Bogue Pigs

It is noted that the Environmental Impact Assessment (EIA) carried out by the Executive Planner (and approved by the Acting Senior Planner) and report on in the report dated the 5th December 214, has been carried out giving full consideration to the Environmental Impact Statement (EIS) submitted with the planning application and the Addendum to the (EIS) as submitted by way of Further Information to the Planning Authority and the submissions and observations validly made in relation to the environmental effects of the development.

It is considered that the report dated 5th December 214, contains a fair and reasonable assessment of the likely significant effects of the development on the environment. The assessment as reported is adopted as the assessment of Cavan County Council.

Signed:

Date:

Hally-

MEMORANDUM

From

Eve Harrison

Executive Planner

To

Marice Galligan

A/Senior Planner

Planning Section

Date

4th December 2014

Planning Reg. No:

14/238

Applicant:

Bogue Pigs

Type of Application:

Permission

Development Description:

to demolish all existing pig houses and to construct 5 no. pig houses, in accordance with animal welfare and nitrates regulations, together with all ancillary structures and all associated site works, on the site of existing pig farm. An Environmental Impact Statement (EIS) relating to this proposed development will be submitted with this application. This application relates to a development, which is for the purposes of an activity requiring a license under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2013

Engineering Area:

Ballyjamesduff

SITE LOCATION AND DESCRIPTION

Proposed site is located on local road L -7019-0 in the Townland of Drumscadden, Crosserlough, co. Cavan. The proposed development is located within a long established pig farm complex. A site notice was erected on date of site inspection and was visible and legible from the public road.

DEVELOPMENT PLAN POLICY

Proposed site is located in a rural area outside of any designated town/village.

The policy regarding agricultural developments, as contained in the current Cavan County Development Plan (2014-2020), Chapter 3 – Economic Development, Section 3.4 – To consider, facilitate and encourage the sustainable development of agricultural enterprises, agri-tourism projects and farm diversification and other suitable proposals that support the development of alternative rural enterprises.

The Policies and Objectives in relation to the protection of the Environment and water resources are contained in Chapter 8: Natural Heritage & Environment. In particular, Section 8.12.7 addresses issue of agriculture and land spreading of manure and sludge and the effective management thereof. It is stated that: 'The sustainable development of the agricultural industry in Cavan depends on quality waste management systems that take account of nutrient balances sensitive water bodies, topography and soil conditions.'

This proposal will be evaluated in terms of the policies and objectives contained in both chapters.

PLANNING HISTORY:

05/2065: Maguire Pig Farms - construct 1 no. loose dry sow house (to accommodate loose sow housing as required by incoming E.U. animal wetter regulations) together with all associated site works arising from the proposed development this application relates to a development that requires an integrated pollution prevention and control (IPPC) licence under part IV of the environmental protection agency (licensing) regulations 1994 to 2004.

07/817: Maguire Pig Farms - decommission 4 no. existing sow / gilt houses and construct 2 no. replacement sow / gilt houses together with all ancillary structures and associated site works on the site of existing pig farm.

PRE-PLANNING:

A meeting was held with the A/Snr. Planner – Marice Galligan; Assistant Planner – Ms. Laura Nulty and the applicants' agent – Pauric Fay, on the 10/06/2014.

The pre-planning discussions concerned the need for the applicant to undertake the preparation of an EIS.

SUBMISSIONS:

Submission from Environmental Protection Agency EPA noted. Following comments made:

It appears that the location to which the planning application 14.238 relates, may be associated with the following licence issued by the EPA.

Mr Bernard Maguire was issued an IPPC Licence (Register No. P0427-01) on the 3rd January 2001 for pig rearing activities at Drumscadden, Crosserlough, co. Cavan and Duffcaste, Crosserlough, County Cavan.

On the basis of the information provided, the activity proposed in the planning applications will require a new licence under the EPA Acts (1992), as amended, and/or review of the licence mentioned above. The licensee has not yet applied to the Environmental Licensing Programme for a determination in this regard.

It is noted on the basis that the planning applications were 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 Control) Regulations 2012 (S.I. No. 282 of 2012).

As part of it consideration of any licence or review application that may be received, the Agency shall ensure that before the licence or reviewed 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 and EIS will be carried out in accordance with Section 87 (1B) to (1H) of the EPA Acts.

If and when a licence 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.

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

You are advised of the following documents:

- BREF on Intensive rearing of Poultry & Pigs
- National legislation regarding emissions.

In accordance with EPA Acts, the Agency cannot issue a Proposed Determination on a licence application relating to the development until a planning decision has been made – requested to provide the documentation relating to the EIA carried out to the Agency under Section 173A(4) of the Planning & Development Acts 2000, as amended.

Inland Fisheries Ireland - Shannon River Basin District: - Submitted the following response:

In response to the referral of the application for the above development and having considered the content Inland Fisheries freland (IFI) has the following points to make:

Inland Fisheries Ireland is a statutory agency with responsibility under the provisions of the Fisheries Acts for the protection, management and conservation of Ireland's inland fisheries resource. The fisheries resource is also projected under national and EU legislation.

The existing pig unit at this site is located in the Sheelin catchment, close to tributaries of the Mount Nugent River and the site is currently derelict and has been for a number of years now. Lough Sheelin is a trout fishery located in counties Cavan, Meath and Westmeath, with a surface area of 1855 ha, and a total catchment area of c.24,900 ha. The catchment is characterised by intensive agriculture and the soils in the Lough Sheelin catchment have a poor hydraulic infiltration capacity, surface run-off is frequent causing manures and fertilisers to be washed off to surface water streams' ability to retain phosphorus. The lake has shown signs of eutrophication since the early 1970s.

Lough Sheelin and the catchment area it drains is an important natural resource with significance for fisheries, angling, tourism, amenity use and nature conservation. IFI are committed to the continual monitoring and the introduction of measures to improve and work towards restoring the water quality status of Lough Sheelin and endeavour to achieve the restoration of the lake as a premium trout fishery. Sheelin is also one of the few waterbodies identified in the Water

Framework Directive (WFD) monitoring programme as a river lake interaction site to measure the nutrient loading to some major lakes (EPA, 2006).

The lake is amongst the twelve lakes in Western Europe capable of supporting substantial stocks of large wild brown trout (O'Grady, 2000). The high pH of this limestone lake, combined with its low average depth profile gives it a unique trout producing potential.

Studies have shown that the Mount Nugent River and its tributaries is one of the major contributors of nutrients to Lough Sheelin (Lough Sheelin and its catchment, Water Quality Status and Nutrient Loadings 1998-2005, Kerins et al., 2007)

In the late 1990's the Shannon Regional Fisheries Board conducted fisheries enhancement works in the Finaway River (a tributary of the Mount Nugent), to increase the carrying potential in relation to juvenile trout stocks by improving nursery habitat in the Finaway River. These juvenile fish are an important component of the Lough Sheelin trout fishery, with the Mount Nugent River being one of the major spawning arteries of the Sheelin trout fishery. The works cost in the region of €40,000 and were carried out from the R194 (upstream of this development site) through the site and downstream covering a 15 km stretch. Another 3-4 km of development works were carried on the main channel of the Mount Nugent River to enhance adult wild brown trout habitat, costing in the region of €150,000.

IFI is seriously highly concerned in relation to management, storage and disposal of pig slurries from this development and their potential to pollute watercourses nearby and close to the spreadlands. It is noted that Inland Fisheries Ireland were not consulted at the scoping stage despite the site location in the Mount Nugent catchment and the potential for the development to impact negatively on water quality and fisheries within the Mount Nugent River and Lough Sheelin through spreading of slurry.

In general IFI would welcome the upgrade of facilities based on animal welfare requirements, once all environmental aspects of the development were satisfactory and IFI were satisfied with the EIS. The works on this site represent the construction of new pig production units and there is no longer one in operation on site. An adequate EIS must be produced to present and describe baseline data on the relevant environment and demonstrate that potential Environmental impacts have been mitigated against.

Environmental Impact Statement and description of water quality, fish stocks and aquatic habitat.

With regard to the Environmental Impact Statement (EIS) IFI contends that the description of the current environment and all waters which may be impacted on in terms of all fish species, fisheries habitat and spawning grounds and aquatic habitat including the riparian zone is inadequate. The Environmental Impact Statement forms a legal document, the EIS supplied in this instance is lacking in specific description of the aquatic environment and assessment of potential impacts and appropriate mitigation measures. The EIS regulations require:

- "3. A description of the aspects of the environment likely to be significantly affected by the proposed project, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between the above factors.
- 4. A description (1) of the likely significant effects of the proposed project on the environment resulting from:
- the existence of the project,
- the use of natural resources,
- the emission of pollutants, the creation of nuisances and the elimination of waste, and the description by the developer of the forecasting methods used to assess the effects on the environment.
- 5. A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment."

At the very minimum a desktop study should have been conducted, the relevant data should have gathered together and interpreted to compile a picture of and commentary on the Water Quality status, fisheries and aquatic habitat. The potential impacts from this development and associated activities should have been considered in the contact of the Water Framework and meeting targets under the Water Framework Directive. The water quality data presented in Appendix 10, is not interpreted or integrated in any way to the EISs or discussed in the context of this application and WFD status. It would have been appropriate to obtain data gathered at the site as part of the previous IPC licence and interpret this.

Fish are an indicator species under the Water Framework Directive and the presence and abundance of fish species forms part of a waterbodies status under the WFD, particularly in relation to lakes, such as Lough Sheelin. It is therefore imperative that the fisheries status or the lake and its tributary streams is protected and conserved.

The monitoring carried out by IFI or other agencies is not a substitute for the monitoring and sampling which should be carried out by the applicant under the terms and conditions of any IPC licence. The author of the EIS is clearly aware of sampling taking place within the area, why then does he not make any attempt to comment on the presented water quality data for the Mount Nugent stream. (See Appendix 10.)

There is no mention of fish, aquatic life or invertebrates within the Mount Nugent River or its tributaries. This is entirely inappropriate as these are salmonid watercourses.

The Finaway River has shown excellent spawning in recent years with excess of 100 wild brown trout spawning redds were recorded in the Finaway River adjacent to and upstream of the piggery in the winter 2013/2014.

There are no comments on or specific interpretation of the Mount Nugent River water quality data, its tributary streams or Lough Sheelin Susta mass of general data about the water framework directive and trends in County Cavan.

P 52 does recognise that the farm is within the Sheelin catchment, it fails to recognise the link between the tributaries of the Mount Nugent, the Mount Nugent Stream and Lough Sheelin.

The statement made on p. 2, third para re: pig numbers at the farm is misleading as there are currently no pigs at the farm, the numbers refer to those previously at the farm or within the IPC licence.

Inadequate consideration is given to third parties spreadlands and the potential for poor practice to impact on Sheelin and other River catchments. There is a need for the development to be considered in a holistic sense, comments made on p.71 do not demonstrate any recognition that poor spreading practices could impact negatively on water quality, and consequently no mitigation measures or controls are proposed, other than making sure that parties organic wastes are aware of the Nitrates Directive. It is not clear how the applicant intends to ensure third parties meet all requirements of SI 31 of 2014.

In relation to the comment made regarding Cavan County Development Plan and amenity areas, this is misleading, see details below (from the Cavan County Development Plan) regarding the amenity value of Lough Sheelin, this should be recognised and discussed within the EIS.

Major Lakes and Lake Environs

There are nine major lakes and environs. These lakes have amenity value due in part to their size and location within a scenic landscape and their recreational value.

Major Lakes & Environs		Landscape Character Area No.
1.	Lough McNean	Area 1 Cuilcagh-Anierin Uplands
2.	Lough Sillan	Area 4 Drumlin Belt & Uplands of E. Cavan
3.	Lough Sheelin	Area 3 Lake Catchments of South Cavan
4.	Lough Ramor	Area 3 Lake Catchments of South Cavan
5.	Lough Skeagh	Area 5 Highlands of East Cavan
6.	Lough Nadreegel	Area Sake Catchments of South Cavan
7.	Lough Oughter	Area 2 The Lakelands
8.	Lough Gowna	Area 2 The Lakelands
9.	Brackley Lough	Area I Cuilcagh-Anierin Uplands

In relation to proposals for storm water discharges details of the separation systems and water drainage system should be provided. The proposal in Section 9.2 regarding visual weekly monitoring of storm waters is inadequate.

Contrary to the statement in section 7.1.3 the applicant is not reducing stock numbers, as the farms are currently derelict.

It is stated that the pig farm is located a reasonable distance from any such areas, however again the presence of the drains and tributaries of the Mount Nugent and their capacity to act as a vector to Lough Sheelin downstream from the site seems to have been completely overlooked. Appendix 5 shows that many of the spread lands are in the Mount Nugent catchment.

In relation to the designation of Lough Sheelin as a Natural Heritage area and SPA in section 9.3 these designations are not specifically referred to or interpreted within the EIS in the context of this development, they are just shown on a general map showing all in Cavan copied from Cavan county development plan.

The potential impacts identified in section 1.1 of appropriate assessment not carried forward to EIS.

The statement made in section 4.2 regarding a reduction in overall activity on the site is not accurate as there are currently no pigs on either site.

Site layout, Management and Construction

IFI would have concerns about underground tanks and monitoring of same, freeboard and sufficient storage capacity.

IFI has concerns about sub-terrainean flow of effluents, especially given the nature of pig slurry, tanks must be well constructed according to Department of Agriculture Specifications, well maintained and tested at appropriate intervals.

There should be no discharges of contaminated waters to ground or surface waters from this development. There must be complete separation of gutter and uncontaminated roof waters from any contamination waters.

There are no details provided on surveys and works to be carried out on those structures which will not be replaced, particularly regarding effluent and slurry storage to ensure any potential impacts are reduced.

A large silt trap and petrol interceptor should also be installed on site.

Details of storage and management of any feed stuffs on site should also be provided as animal feeds can be a potential source of pollution.

The details supplied regarding the demolition of existing units and construction of new units show no awareness of the potential for pollution to occur at this stage. Particularly in terms of run off of suspended solids, concrete for tanks, the potential for infiltration of ground water to excavations and contingency for same and settlement.

An estimate of Total pig numbers should be provided within the EIS along with clear calculations in relation to the amount of slurry generated.

IFI requires that an Environmental Monitoring programme be forwarded to IFI in advance of any grant of planning.

The EIS does not give sufficient details of the proposals to monitor the impact on all watercourses from the development, particularly in relation to the spreadlands associated with this development. IFI requires that the concerns, deficiencies and issues raised above should be dealt with in the form of a new application or a revised EIS and IFI given further opportunity for comment before this planning application should proceed any further.

REPORTS

Area Engineers report: No report submitted.

Environment report noted. Following comments made:

- The planning application under consideration, is for facility that requires an Industrial Emissions Directive licence from the EPA.
- There is currently an IPPC licence for this facility P0427-01. However, this facility has not been operational since before July 2012 (at this time the Environment Section of Cavan County Council received e-mails from consultants acting as Receivers for the site in relation to proposals to empty tanks on site that had filled with rainwater).
- The applicant (potential purchaser) proposes to demolish all existing pig houses and construct new 5 pig houses in accordance with animal welfare and the nitrates
 Regulations, together with all ancillary structures and all associated site works on the site of the existing pig farm at Drumscrudden, Crosserlough, Co. Cavan.
- The existing facilities have a footprint of 8500m² and the proposed facilities will have a footprint of 8291m².

- The water supply for this facility will be an existing connection to a bored well and according to the EIS submitted as part of the application, the public water supply will also be available as a backup.
- It is proposed to house 1250 pigs at this facility (breeding unit). According to the application documents based on the herd size and the proposed storage facilities, there is capacity for 14 months of slurry storage. The herd size is reduced from that which previously was evident at the site when it previously operated.
- The customer farmers are not named and specific addresses are not given. Appendix No. 1 and No. 6 detail that there are approximately 20 customer farmers resulting in landbank availability of circa. 1800ha. the landbanks are located in counties Cavan, Meath, Westmeath and Longford.
- The application documents detail that all surface waters will discharge to adjacent waters.

 One of the maps provided with the application documents make reference to a silt trap.

 The applicant should be requested to demonstrate the proposed surface water drainage system to serve the proposed development including infrastructure serving same as well as all discharge points to waters.
- Having assessed the Cavan Groundwater Protection Scheme Maps, prepared for Cavan County Council by the Geological Survey of Ireland, it is evident that proposed development is located in an area designated as a Poor Aquifer with Moderate to High Vulnerability.
- The proposed development is located in the Shannon International River Basin District, in the Inny Water Management Unit; the water body is classed as Moderate Ecological Status. This status must be improved to at least Good Ecologicial Status by 2021 in accordance with the requirements of the Water Framework Directive.

The report concludes with a recommendation that the Environmental Protection Agency (EPA) and Inland Fisheries Ireland (IFI) should be notified regarding the details of this application; and

That the Waste Management Section of Cavan County Council are forwarded a copy of the application documents including the EIS and requested to assess and report on the Construction and Demolition Waste Management Plan submitted as part of the EIS.

The report also recommends that the following further information be sought:

- The applicant should be requested to demonstrate the proposed surface water drainage system to serve the proposed development, including infrastructure serving same (e.g. silt traps) as well as all discharge points to waters.
- The applicant must confirm that the disposal and or disturbance of any asbestos utilised
 in the existing farm building structures or dwelling shall only be carried out in
 accordance with the appropriate regulations and under the supervision of an appropriately
 qualified person.

Waste Management Section report:

The application seeks permission to demolish all existing pig houses and associated ancillary structures and to construct 5 pig houses together with all ancillary structures and all associated site works.

One of the critical issues associated with older piggeries concerns the type of roofing material that was traditionally used on pig houses and associated structures. In any development proposals concerning such structures it is of critical importance that ACM's (Asbestos Containing Materials) are identified at an early stage, quantified and that appropriate measures are put in place to ensure that ACM's are dealt with appropriately in terms of removal and handling, temporary storage of roof sheeting prior to removal off-site/reuse. Should asbestos be found to be present appropriate precautions to be taken in the removal, handling, packaging and disposal of this material.

ACM's that are removed from buildings should not be reused under any circumstances.

It is recommended that, in the event that planning is granted, 3 no. conditions regarding waste be issued.

PLANNING ASSESSMENT

Site Location

Proposed site is located in a rural area approx. 2.25km from the Regional Route – The R194 between Ballyjamesduff and Granard. The site is located, some 3km west of Ballyjamesduff and 4km's east of Kilnaleck.

Site Description

The site is 3.15 ha in extent and comprises an existing pig farm which has been vacant (since 2012), housing existing 14 no. sheds, Storeroom, offices ESB store and an area of open excavation (which relates to history planning application which was not built).

The site has an existing established entrance/access onto the Local Secondary road, L7019-0 and internal service road. The site is well screened wit mature landscaping to the roadside boundary and is surrounded by forestry plantation on all the remaining 3 boundaries.

Description of Development

Application is for the following:

- Total floor area of the existing buildings is c. 8,500m², the proposed works are 8291m² and the total area to be demolished is 8000m².
- The existing buildings and structures which will remain on the site after demolition and redevelopment, are as follows:
- Existing Store (building no 15 on site layout plan Dwg. No. 2)
- Existing Office (building no. 16 on site layout plan Dwg. No. 2)
- Existing Office (building no. 17 on site layout plan Dwg. No. 2)
- Existing ESB store (building no. 18 on site layout plan Dwg. No. 2)

The new replacement buildings are described as follows:

- Proposed Pig House Area 1: 2256m²
- Proposed Pig House Area 2: 1736.95m²
- Proposed Pig House Area 3: 1807.80m2
- Proposed Pig House Area 4: 888.44m2
- Proposed Pig House Area5: 1603.85m²

Total Floor Area: 8293.08m2

Environmental Impact Statement

Thresholds for EIS -Planning & Development Regulations 2001, as amended, Schedule 5, Development for the purposes of Part 10, Part 1 17 (b) 3,000 places for production pigs (over 30kilograms), or (c) 900 places for sows.

Part 2 1 Agriculture, Silviculture and Aquaculture, (e) (ii) Installations for intensive rearing of pigs not included in Part 1 of this Schedule which would have more than 2,000 places for production pigs (over 30 kilograms) in a finishing unit, more than 400 places for sows in a breeding unit or more than 200 places for sows in an integrated unit."

The subject application is in excess of the above thresholds and therefore, an EIS has been prepared and submitted with this application. The subject application is lodged by the same applicant – Bogue Pigs, in tandem with the application 14/239 at Finaway Td., Ballyjamesduff, for the redevelopment of the second, but inter-dependent of farm site. An EIS has also been prepared for Pl. Ref. 239. The applicant states that in order to properly assess the potential impact of the proposed developments it was determined that this would best be addressed by the completion of one Environmental Impact Statement, to appropriately address the cumulative impact of the overall development, as well as the interaction of these sites with other aspects of the environment

The proposed developments are above the threshold as detailed in Schedule 5 Part 2 of the Planning and Development Regulations 2001, i.e. class 1(e) (ii) activity, "Installations for intensive rearing of pigs not included in Part 1 of this Schedule which would have:

- More than 2000 places for production of pigs over 30 kilograms in a finishing unit;
- · More than 400 places for sows in a breeding unit, or
- More than 200 places for sows in an integrated unit.

These sites/this farm previously operated as a c. 1,510 Sow integrated unit. Sow numbers as specified in Licence No. P0427-01 issued by the E.P.A. on 3rd January 200. It is the applicant's intention to re-develop these sites and operate the farm as a c. 1,250 Sow Integrated unit, therefore, as stated: 'it must be borne in mind that the currently proposed developments will not allow for any further intensification of activities on the farm(s) and will provide for a c. 15% reduction in sow numbers.'

The applicants' statement to support the purpose of the redevelopment of the site is: 'to achieve improved efficiencies from all of the investments on-site and in order to ensure the future viability and competitiveness of the farm and to improve production efficiencies and performance which are dependent on the provision of adequate top quality housing and welfare in tandem with modern feeding and ventilation.

The structures for which the permission is being sought incorporate modern design concepts in the areas of animal welfare, labour efficiency, manure storage, insulation,

Organic fertilizer production and storage – The proposed extend of organic fertilizer to be generated from the site is: c. 25,870 m³. This is a reduction from the previous quantity. The net organic storage capacity on the farm is stated to increase to 30,000m³, which is well in excess of the 6 months storage as required by the Regulations (S.I. 31 of 2014).

All new storage facilities will be constructed to the requirements of the Dept. of Agriculture.

Utilization of Organic Fertiliser -The manure generated from this farm will be used by customer farmers in accordance with the European Mitrates Directive (S.I. 31 of 2014).

Application of organic fertilizer—The customer farmers will be advised of their legal requirements to be complied with when applying organic fertilizer to lands. Odour nuisance will be minimized and surface and ground waters protected by using the correct application rates.

This will be undertaken in accordance with the Codes of Good Practice for manure spreading as outlined in the Regulations.

Soils – The storage capacity will ensure that organic fertilizer is spread only under the most favorable soil and climatic conditions, preventing any soil structural damage. Hydraulic loading will not be exceeded due to the fact that all organic fertilizer is to be applied in accordance with S.I. 31 of 2014, thus preventing nutrient accumulation.

Surface and ground water -Surface and ground waters will remain protected due to the exclusion of any unsuitable land spreading only at suitable times and adherence to the Codes of Good Practice for manure spreading as outlined in S.I. 31 of 2014.

Clean stormwater will discharge into a tributary of the Mountnugent River, which in turn is a tributary of Lough Sheelin. Soiled water will be directed into the manure storage tanks. Surface

and ground waters around the pig farm will remain protected and will not be affected by the proposed development due to the quality and adequacy of storage to be provided on-site, and the separation of clean and soiled waters.

Air/climate - Due to appropriate measures proposed to control odour, this development will have no significant adverse affect on climate.

Visual aspects and landscape – There will be no visual impact on the local environment from the proposed development.

Noise/traffic – Weekly traffic associated with the farm will be due to: Feed Deliveries 3 times/week; Organic Fertilizer 25m³/ load at 12.5 per week and stock transport of 2 loads out/week. The volume of traffic to and from the site can be minimized by optimizing loads. The transport of dead animals will occur weekly/fortnightly. The remainder of traffic will be connected with staff movement to and from the site.

Flora and fauna - All habitats within these lands such as wooded areas, scrubland etc. would be excluded from receiving organic fertilizer form this farm due to the requirements of the Regulations S.I. 31 of 2014. A planned pest control programme to Bord Bia Quality Assured Scheme standard will be developed to incorporate the proposed development. The development is planned on and/or adjacent to an existing pig farm (brownfields site) thus it can be seen that the proposed development will have no significant adverse impact on flora and fauna in the area.

Special Policy Areas – The proposed development is not located within or immediately adjacent to any designated areas (NHA's; SPC's or SAC's), therefore will not have any adverse impact on these areas.

Wastes generated on-site -

All wastes generated on site, such as animal tissue waste, veterinary waste, general
packaging etc. will be stored and disposed of/recovered in accordance with applicable
regulations and in accordance with Council and/or EPA requirements

Population/employment -

- Pig farm will employ 4 people directly (increase from 3 currently) including applicant, leading to indirect employment nationally of c. 18-20 people – additional employment during construction
- No adverse effect on tourism in the area of the site due to good environmental management practices operated on the farm, the farms rural location and its long tradition as a pig farm
- Within county the pig industry is a key component of the agricultural economy

Difficulties encountered in compiling required information

No particular difficulties encountered

Summary

- Replacement of existing aged structures with modern pig accommodation and the provision of improved manure storage facilities should be seen as a positive development and an improvement in the attributes of the existing farm
- Proposed development will operate under the conditions imposed as part of any grant of planning permission and in line with Department of Agriculture requirements, specifically outlined in SI 31 2014 and SI 14 2008 and will operate under the conditions imposed as part of any licence for this farm issued by the EPA

Information contained in Appendix of EIS

- Appendix. No. 11 Construction and Demolition Waste Management Plan
- Appendix no. 13 Screening report Appropriate Assessment

APPROPRIATE ASSESSMENT Screening Report - Article 6(3) & (4) of the Habitats Directive 92/43/EEC Appropriate Assessment of a Proposed Project

The Appropriate Assessment Screening Report of a proposed redevelopment of an existing pig farm located on two geographically separate sites Drumscruden, Crosserlough, co. Cavan and Finaway, Ballyjamesduff, co. Cavan.

Natura 2000 sites identified:

- The Lough Sheelin SPA (NPWS Site Code 004065
- Lough Kinale and Derragh Lough SPA (NPWS Site Code 004061)

- The River Boyne and Blackwater SAC (NPWS Site Code 002299)
- The nearest designated Natura 2000 site to the existing farm, and the site of the proposed developments, is the Lough Sheeln SPA (NPWS Site Code00461) which is located approximately 3.85km to the south west of the existing farm. Lough Kinnale and Derragh Lough SPA (NPWS Site Code 004061) is located 12.5km also to the southwest. The River Boyne and Blackwater SAC (NPWS Site Code 002299) is located 14.1km from the subject site at its closest point.

Other sites located some bit further from the pig farm is the Lough Oughter Complex SPA

(NPWS Site Code 00007) which is located approximately 16.4km form the subject sites at its closest point and is considered outside the zone of potential impacts for the purpose of this Appropriate Assessment Screening

Assessment of likely effects:

- The current proposal does not allow for an increase in his production on site, rather will see a reduction form 1,510 sows integrated as currently permitted to 1,250 sows integrated.
- There is a corresponding reduction in Spenic fertilizer generated on site.
- There is a significant increase in organic manure storage facilities on site with a significant increase in storage conacity.
- Newly constructed manure storage tanks built to Dept. of Agriculture Specifications will replace older tanks.
- There is therefore a significant reduction in potential for point source discharges to surface or ground water.
- The replacement of the existing animal housing facilities on site will result in secure containment of all organic fertilizer produced in these houses.
- To initigate against any potential impact form this site, all organic fertilizer generated
 will be exported off site to farms which meet the requirements under S.I. 31 of 2014
 European Communities (Good Agricultural Practice for Protection of Waters)
 Regulations. As a result the export and management of this material will not have an impact on water quality as the nutrients will be recycled as a fertilizer for grass and/or crop production. This is based on the assumption that the farm continues to operate in accordance with S.I. 31 of 2014 it is not considered that there will be any secondary

indirect adverse impact on any Natura 2000 sites as a result of the proposed development.

Assessment of in combination effects:

- Given the location of this site within co. Cavan it is likely that there are other pig farms
 located upstream of this existing farm which might, in combination with the subject farm,
 increase the potential risk to the surface water in the area.
- The proposed development seeks to replace a significant amount of structures on site.
 with modern purpose build pig houses completed in line with Cavan co. co., Department of Agriculture, Food and the Marine and EPA standards and requirements. The development will see a reduction in the overall activity on site and consequently will result in an overall improvement in manure management.
- As per normal practices, this fertilizer will all be stored and distributed in accordance with S.I. 31 of 2014 European Communities (Good Agricultural Practice for Protection of Waters) Regulations (2014)
- It is conclude that any existing developments in combination with the subject facility will
 not result in any additional direct or indirect impacts on the aforementioned Natura 2000
 sites.

Summary of conclusions of appropriate assessment screening

- The conclusions on the completion of the Appropriate Assessment Screening Report is that it is considered that full Stage 3 Appropriate Assessment is not required for the granting of a planning permission for the re-development of this pig farm at Drumscuddan and Finaway, Ballyjamesduff, co. Cavan.
 - It is felt that,
 - Given the considerable distance of the proposed project from the identified Natura
 2000 sites.
 - The proposed development relates to the replacement of existing structrures on the farm.
 - The proposed development will see an overall reduction in intensity from 1,510 sows integrated to 1,250 sows integrated
 - All organic fertilizer, existing and proposed, will be allocated for use in accordance with S.I. 31 of 2014, and

It is concluded that the proposal will not have a significant effect on the conservation objective of these sites and as such appropriate assessment is not required.

PLANNING AUTHORITY'S COMMENTS:

- Site inspections were undertaken on Friday the 5th of September 2014 to inspect site notices at both sites (14/238 and 14/239). The gates to both sites were locked and access could not be gained. The notices were in-place and were clearly legible and visible from the public road.
- A second site inspection was undertaken with the applicants' agent Mr.
 Pauraic Fay, this entailed a full walk around each of the abovementioned subject sites.
- The subject site is a vacant piggery with all existing old buildings and infrastructure intact. The subject site is accessed from the local secondary road and there is an established entrance onto the site. The site is surrounded by mature trees and landscaping and cannot be viewed from the surrounding lands.
- The area is predominantly rival residential, with the nearest house being c.200m from the existing piggery buildings agricultural farmlands.
- Notwithstanding the existing piggery fagricultural units and ancillary
 buildings and infrastructure on the site, this planning application is assessed
 de novo, as the piggery ceased operations in 2012 and the application is to
 demolish and construct new units on the site.
- The Planning Authority agrees that the proposed re-development of this site
 is unlikely to affect any of the following designated sites Protected views;
 areas of high amenity and archaeological sites, as identified in the Cavan
 County Development Plan (2014-2020).
- From a planning point of view, the site has operated as an agricultural activity since the 1960s and there is no immediate concern raised in terms of impact on; cultural heritage, archaeological heritage and material assets.
- In terms of the policies and objectives for agriculture, as contained in the current Cavan County Development Plan (2014-2020), the principle of the proposed redevelopment of the site at this location is considered to be in compliance with general landuse and economic development of agricultural uses.

 This application is subject to the policies and objectives planning on natural heritage as contained in the County Development Plan and the Authority must satisfy itself that the requirements of the EIA Directive have been met.

Environmental Impact Assessment (EIA) by the Planning Authority:

Section 171A of the Planning and Development Act 2000 (as amended) requires that:

- (1) In this Part-
- (2) Environmental impact assessment means an assessment, which includes an examination, analysis and evaluation carried out by a planning authority or the Board, as the case may be, in accordance with this Part and regulations made thereunder, that shall identify, describe and assess in an appropriate manner, in light of each individual case and in accordance with Articles 4 to 11 of the Environmental Impact Assessment Directive, the direct and indirect effects of a proposed development on the following:
- (a) Human beings, flora and fauna,
- (b) Soil, water, air, climate and landscape
- (c) Material assets and the cultural heritage, and
- (d) The interaction between the factors mentioned in puragraphs (a), (b) and (c).

Synopsis of the finding of the EIS

- The EIS concludes to significant impact on human beings, flora & fauna as all habitats within these lands such as wooded areas, scrubland etc. would be excluded from receiving organic fertilizer from the farm due to the requirements of \$1.31 of 2012. Nitrates Directive. The development will have no adverse impact on flora and fauna in the immediate area.
 - The existing site and adjoining area has been an agricultural farmyard for a number of years and the applicant contends that the surrounding lands have a poor level of plant diversity and are therefore, not of significant ecological importance.
- The EIS concludes that in terms of impact on soils, surface water and ground water, air & climate; cumulative impacts, flora & fauna there is a general assumption that there will be no significant impacts on the fact that there is an

existing development on the site which has operated historically for the past 35 – 40 years and which did not have a negative impact on the environment. The applicant contends that the replacement of existing aged structures on the site with modern pig accommodation and the provision of improved manure storage facilities with leak detection facilities should be seen as a positive development and an improvement in the attributes of the existing farm.

This EIS is considered to be generally informational and is based on assumptions rather than a full technical analysis of the likely significant effects on the environment.

CONCLUSIONS & RECOMMENDATION:

Having regard to the submissions by the Environmental Protection Agency (EPA), the Environment Section of Cavan County Council; the Inland Fisheries Ireland (Shannon River Basin District) and the Waste Management section of Cavan County Council, Assessment by the Planning Authority, it is necessary in order for the Planning Authority to carry out the Environmental Impact Assessment (EIA), to request the submission of Further Information:

The Planning and Development Act (2000, as arresided) specifies that:

Section 172(D) requires the Planning Authority or the Board to consider whether any EIS submitted identifies and describes adequately, the direct & indirect effects on the environment of the proposed development.

Where it considers that EIS does not do so, the Planning Authority or the Board must require the applicant to furnish such further information as it considers necessary to remedy such a defect.

Section 172(IE) provides that the competent authority must require the applicant to furnish any further information considered necessary to enable it to carry out an EIA.

I recommend the following Further Information is sought as follows:

FURTHER INFORMATION:

I Submit a detailed contents page for the EIS, which allows ease of reference for the report and highlight any amendments as a consequence of reply to this request for further information.

- 2. Submit a full and detailed response to the issues raised in the submission by the Inland Fisheries Ireland - Shannon River Basin District, submission in response to the planning application and EIS. In particular, the further information shall address:
- The potential impact of this development in the context of the management, storage and disposal of pig slurries from this development and their potential to pollute the watercourses nearby and close to the spreadlands of the Lough Sheelin and the Mount Nugent River Catchment;
- Proof of consultation with Inland Fisheries Ireland in relation to the proposed activity;
- The EIS should present and describe baseline data on the relevant environment and demonstrate that potential Environmental impacts have been mitigated against;
- Revisit the EIS and provide a full description of the aquatic environment and assessment of
 potential impacts and appropriate mitigation measures in terms f the requirements of the EIS
 Regulations as follows:
- '3. A description of the aspects of the environment likely to be significantly affected by the proposed project, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the integrelationship between the above factor.
- 4. A description(1) of the likely significant effects of the proposed project on the environment resulting from:
 - the existence of the project,
 - the use of natural resources,
 - the emission of pollutants, the creation of nuisances and the elimination of waste, environment.
- 5. A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment."
- The potential impacts from this development and associated activities should be considered in the context of the Water Framework Directive. This should include the interpretation of water quality data presented in Appendix 10 of the EIS.

- Provide an analysis of the existence of fish, aquatic life or invertebrates which are
 present in the Mount Nugent River and its tributaries, including potential impacts of the
 proposed development;
- Provide an analysis of and interpretation of the Mount Nugent River water quality data,
 its tributaries and streams and that of the waters of Lough Sheelin.
- Provide a more detailed analysis of the third parties spread ands and the potential for poor practice to impact on Lough Sheelin and other River catchments. In other words, the development should be considered in a more holistic sense and then mitigation measures should be proposed. The applicant should demonstrate how it is intended to ensure that third parties meet all the requirements of the Regulations S.I. 31 of 2014.
- Reference to the Cavan County Development Plan and the amenity value of Lough Sheelin should be recognized and discussed in the EIS
- Proposals in relation to storm water discharges details of the separation systems and water drainage systems should be provided. (Refer to Further Information Item 2)
- Section 9.2 of the EIS concerning weekly monitoring of stormwaters is inadequate and should be redressed.
- The reference within the EIS to the reduction in stock numbers (e.g. in section 7.1.3 and section 4.2) is incorrect as currently there is no livestock on the subject site.
 This should be redressed in the text.
- The issue of the presence of drains and tributaries of the Mount Nugent River and their capacity to act as a vector to Lough Sheelin downstream from the site is not addressed in the EIS. Provide a detailed analysis of the above.
- Section 9.3 of the EIS refers to the designated areas in a general sense and are not specifically referred to or interpreted in the report, this should be redressed in detail.
- The potential impacts identified in section 1.1 of the Appropriate Assessment Screening Report are not carried through into the EIS. This should be redressed in detail.
- The IFI has concerns regarding the underground tanks and monitoring of same, freeboard and sufficient capacity, particularly in relation to sub-terranean flow of effluents, especially given the nature of pig slurry, tanks must be well constructed according to the Department of Agriculture Specifications, well maintained and tested at appropriate intervals. This should be clearly demonstrated with no discharges of contaminated

- waters to ground or surface waters from this development. A complete separation of gutter and uncontaminated roof waters from any contaminated water.
- Provide full details of surveys carried and works to be carried out to ensure that those structures that will not be replaced, particularly regarding effluent and slurry storage, measures to be put in place to ensure that any potential impacts are reduced.
- Provide full details of the silt trap and petrol interceptor to be installed on the site.
- Provide full details of storage and management of any feed stuffs on site should also be provided as animal feeds can be a potential source of pollution.
- Provide full details regarding the demolition of existing units and construction of new units and the potential for pollution to occur at this stage, particularly in terms of run-off of suspended solids, concrete for tanks, the potential for infiltration of ground water to excavations and contingency for same and settlement.
- Provide an estimate of Total pig numbers within the EIS along with clear calculations in relation to the amount of slurry generated.
- Submit revised drawings and supporting details which fully demonstrate the proposed surface water drainage system to serve the proposed development, including infrastructure serving same (e.g. silt traps) as well as all discharge points to waters.
- Provide confirmation that the dispessal and or disturbance of any asbestos utilised in the
 existing farm building structures or dwelling shall only be carried out in accordance with the
 appropriate regulations and pader the supervision of an appropriately qualified person.
- Submit a detailed survey which addresses the following:

Identify and quantify the extent of ACM's (Asbestos Containing Materials) and describe what appropriate measures are put in place to ensure that ACM's are dealt with appropriately in terms of removal and handling, temporary storage of roof sheeting prior to removal off-site/reuse. This should include details of appropriate precautions to be taken in the removal, handling, packaging and disposal of this material.

Planning Advice: The Planning Authority wishes to advise that in terms of consultation in relation to the preparation of the Environmental Impact Statement, the applicant should

consult with Inland Fisheries Ireland (IFI) for the Shannon River Basin District and the Department of Arts, Heritage & the Gaeltacht – National Parks & Wildlife.

In addition, you are required to ensure that the report and any amendments, are in accordance with the Advice Note on Current Practice in the preparation of Environmental Impact Statements. (September, 2003)

SUBMISSION OF FURTHER INFORMATION:

The applicant has submitted, on the 20th October 2014, the following further information:

"The applicant sates that the amendments to the submitted EIS serve to provide a greater level of baseline data particularly with respect to: a) the existing environment and potential impact on same and designated areas; and b) the management of waste generated from the demolition of the existing structures. Any additional measures arising from same will serve to improve management practices during the construction and operation of this development, while at the same time recognizing that the overall focus of this development is the upgrading of existing facilities."

- 1. A revised contents page;
- Response to the submission from Inland Fisheries Ireland (IFI) which addresses the following:
 - The applicant contends that the site cannot be defined as a Greenfield site as the application relates to "replacement pig accommodation".
 - The site has the benefit of existing planning permissions on the site and can still re-stock the farms, based on previous permissions.
 - The potential impact of the proposed development on Lough Sheelin and the Mount Nugent River Catchment. It is stated that there will be no disposal of organic fertilizer from this farm
 - The management, storage and utilization of pig manure/organic fertilizer from this farm have been detailed in section 2(a) the EIS, as follows:

- The elimination of outside/external areas between pig buildings for stock movement. All pigs will now be moved on slatted passageways whereby any soiled water generated is collected in the manure storage tanks underneath
- The replacement of the majority of the existing manure storage facilities
 with the new manure storage tanks completed to Department of Agriculture,
 Food and the Marine Specifications with leak detection facilities underneath.
 It is anticipated that weekly inspection and bi-annual monitoring of same
 will be completed in line with EPA requirements.
- Any remaining manure storage structures will be certified by an engineer,
 prior to use.4
- >13 months manure storage capacity to be provided (excluding the 200mm free board as required by S.I. 31 of 2014). This is well in excess of the 6 months required.
- All organic fertilizer will be allocated to customers farmers for the use in accordance with S.I. 31 of 2012. As Cavan co.co. are aware these regulations place significant conditions, buffer zones etc.

In addition to the above, a detailed record will be kept by the applicant in relation to customer farmers and how much organic fertilizer is allocated to them. This will be reported to the Department of Agriculture, Food and the Marine on an annual basis, who will then cross check this information with other details that they hold including CMMS data (on-farm stock numbers) land area, other organic fertilizers etc., to ensure that no farmers have breached the 170 Kg Organic N Limit as dictated by S.I.31 of 2014. As Cavan co. co. will be aware there are significant financial penalties for any farmer breaching same.

- 2.(b) Proof of consultation with the Inland Fisheries Board (IFI) in relation to the proposed activity, is included in the <u>Addendum No. 1 to the EIS</u>;
- 2.(c) The EIS should present and describe baseline data on the relevant environment demonstrate that potential Environmental impacts have been mitigated against.

The applicant has responded as follows:

- 2.(d) The main issue of concern is the potential impact on surface waters in the area. The mitigation measures which have been detailed above, adequately detail the actions to be taken by the applicant mitigate against any potential adverse impact resulting from the operation of the farm and are a significant improvement when compared to the alternative, do nothing scenario, i.e. re-commencing pig farming within the existing facilities. (As existing buildings are still suitable for pig farming).
- 2.(e) Revisit the EIS and provide a full description of the aquatic environment and assessment of potential impacts and appropriate mitigation measures in terms of the requirements of the EIS Regulations.: All information is contained in the Addendum No. 1 to the EIS.
- 2.(f) Provide a detailed analysis of the third parties' spreadlands, and the potential for poor practice to impact on Lough Sheelin and other River catchments. The amenity value of Lough Sheelin is addressed in EIS Section 6.10(B)
- 2.(g) Proposals in relation to starm water discharges details of the separation systems and water drainage systems should be provided. Refer to Addendum No. 1 of EIS.
- 2.(h) Section 9.2 of the Ets concerning weekly monitoring of stormwaters is inadequate and should be redressed. Section 7.3 of the EIS stormwater discharges will be monitored in line with E.P.A. Licence requirements. Typically this required a weekly inspection (visual and odour) and quarterly sampling of B.O.D. or C.O.D. however this is subject to revision depending on the detail of any subsequent licence issued by the E.P.A.
- 2.(i) The reference within the EIS to the reduction in stock numbers (e.g. in section 7.1.3. and section 4.2) is incorrect as currently there is no livestock on the subject site. This should be redressed.
- As detailed previously under 2. Above, the applicant feels that the EIS as developed has been developed in the correct fashion taking into account the existing situation on site (temporarily unoccupied as detailed in the EIS) and the authorized use and history on the farms.
- 2.(j) The issue of the presence of drains and tributaries of the Mount Nugent River and their capacity to act as a vector to Lough Sheelin downstream from the site is

not addressed in the EIS. Provide a detailed analysis of the above (addressing the Appropriate Assessment screening Report and submit suitable qualifications of the person carrying out the AA screening report.

The proposed development is a significant improvement compared to previous operational activities on the farm (s).

Refer to Addendum No. 1 in this regard.

2 (k). Section 9.3 of the EIS refers to the designated areas in a general sense and are not specifically referred to or interpreted in the report, this should be redressed in detail:

Designated areas are more appropriately addressed in section 6.10, 7.10 and Appendix 13 of the EIS. Refer to Addendum No. 1 in this regard.

2(1) The potential impacts identified in section 1.1 of the Appropriate Assessment Screening report are not carried through into the EIS. This should be redressed in detail.

The appropriate assessment screening report has been submitted as part of the EIS and therefore, any conclusions, recommendations.

2(m) concerns raised by the IFI regarding the underground tanks and management of same, including details f measures to be constructed in accordance with the Dept. of Agriculture specifications.

'As detailed previously, on umber of measures for the management, storage and utilization of pig manure/organic fertilizer form this farm have been detailed in the EIS'.

2.(n) Provide full details of surveys and works to be carried out to ensure that those structures that will not be replaced.

The only slurry storage structures to remain on the site are the 4 no, houses on the Finaway site. These will be subject to an engineer's assessment and inspection prior to use. Therefore, c. 99% of the overall manure storage capacity will be in new manure storage tanks, completed to Department of Agriculture, Food and the Marine Specifications, with leak detection systems underneath. The leak detection system will be completed to the Department's specifications and will have an inspection manhole which will be inspected weekly and sampled bi-annually in line with the EPA requirements.

2.(o) Addressed in EIS Addendum No. 1, for additional information in this regard.

2.(p) Provide full details of storage and management of any feed stuffs on site which should also be provided as animal feeds can potentially be a source of pollution.

All feedstuffs will be stored in designated bins/silos on site as per normal practice.

2.(q) Provide full details regarding the demolition of existing units and construction of new units and the potential for pollution to occur at this stage, particularly in terms of runoff of suspended solids, concrete for tanks, the potential for infiltration of ground water to excavations and contingency for same and settlement.

The demolition of the existing units will be completed in line with the construction and demolition waste management plan as submitted. The applicant will have reference

- 3. Revised drawings and supporting details which indicate the surface water drainage plans.
 Addendum No. 1 to the EIS.
- 4. Survey which quantifies the extent of ACM's A. Bestos Containing Materials) to be removed from the site.

The removal of any asbestos from the site is to be carried out by appropriately qualified and permitted contractors, such as J.Ryan Haulage Ltd., Addendum No. 1 to the EIS.

5. Submit a detailed survey which quantifies the extent of ACM's (Asbestos Containing Materials) and describe what appropriate measures are put in place to ensure that ACMs are dealt with appropriately in terms of removal and handling, temporary storage of roof sheeting, prior to removal/off-site reuse.

The Asbestos to be removed from the site(s) is c. 150-200 tonnes.

Refer to enclosed details in this regard - Addendum No. 1 to the EIS.

Report from Waste Management in response to Further Information:

I am satisfied that the information submitted addresses any concerns in relation to asbestos removal, handling, temporary storage, transport and disposal of this material.

Having reviewed this Further Information, I recommend that in the event Planning Consent is granted for this development that the following conditions are applied;

- Construction and demolition works shall be carried out in accordance with the Construction and Demolition Waste Management Plan submitted as part of this application and the Further Information received
- Asbestos sheeting that is removed from any structures shall not be re-used and shall be disposed of appropriately using an authorised waste contractor
- Adequate and appropriate precautions shall be taken during the demolition and construction
 phases of this development so as to prevent environmental pollution as defined in the Waste
 Management Act 1996, as amended.

REPORT from ENVIRONMENT SECTION:

This planning application and associated further information relates to a facility that requires a licence from the EPA.

There is currently an IPPC licence for this facility P0427-01. However, this facility has not been operational since before July 2012 (at this time the Environment Section of Cavan County Council received e-mails from consultants acting as Receivers for the site in relation to proposals to empty tanks on site that had filled with minwater).

The applicant (potential purchaser) proposes to demolish all existing pig houses and construct new 5 pig houses, together with all ancillary structures and all associated site works at Drumscrudden, Crosserlough, Co. Cavan.

The existing facilities have a footprint of 8500m² and the proposed facilities will have a footprint of 8291m².

The water supply for this facility will be an existing connection to a bored well and the public water supply will also be available as a backup.

It is proposed to house 1250 pigs at this facility (breeding unit). According to the application documents based on the herd size and the proposed storage facilities, there is capacity for >13 months of slurry storage. The herd size is reduced from that which previously was evident at the site when it previously operated.

The customer farmers are not named and specific addresses are not given. Appendix No. 1 and No. 6 detail that there are approximately 20 customer farmers resulting in landbank availability of circa. 1800ha, the landbanks are located in counties Cavan, Meath, Westmeath and Longford.

The application documents detail that all surface waters will discharge to adjacent waters. The applicant has demonstrated the proposed surface water drainage system to serve the proposed development including infrastructure (silt trap) serving same as well as all discharge points to waters in the further information received.

Having assessed the Cavan Groundwater Protection Scheme Maps, prepared for Cavan County Council by the Geological Survey of Ireland, it is evident that proposed development is located in an area designated as a Poor Aquifer with Moderate to High Vulnerability.

The proposed development is located in the Shannon International River Basin District, in the Inny Water Management Unit; the water body is classed as Moderate Ecological Status. This status must be improved to at least Good Ecological Status by 2021 in accordance with the requirements of the Water Framework Directive.

I recommend that the Environmental Protection Agency (EPA) and Inland Fisheries Ireland (IFI) should be notified regarding the details of this further information. I recommend that the Waste Management Section of Cavan County Council are forwarded a copy of the further information received.

The further information received highlights the following points -

- Significant investment and improvements to the site will be undertaking prior to restocking.
- All construction will be taking place within the existing footprint.
- There will be a reduction in slurry production in the order of 15% from that of the previous operations on the site.

- The majority of existing manure storage facilities will be replaced.
- The remaining storage facilities will be certified by an engineer.
- Soiled water will be collected in manure storage tanks.
- All pigs will be moved on slatted passageways whereby any surface water is collected in the manure storage tank underneath.
- There will be a leak detection system on the new storage tanks.
- 25,870m³ of slurry will be produced per annum and the storage facilities will be able to cater for 30,000m³ per annum.
- The Ecological Impact Assessment of Proposed Developments at Drumscruddan & Finaway, Co. Cavan report details the mitigation measures recommended by IFI and which must be implemented on both development sites. Furthermore, Section 6 of the above named report details further measures which the applicant will be implementing during the preparation, construction and operation of both development sites.

This class of activity at this location has already obtained a Licence from the Environmental Protection Agency - P0427-01. The planning authority in granting permission for a development requiring a license from the EPA may not impose conditions in relation to the environmental emissions from this activity.

Recommendation

Insofar as the Council can make Judgement on the environmental issues of the proposed development at this existing EPA licensed facility, I recommend unconditionally.

0.2. ENVIRONMENTAL IMPACT ASSESSMENT

2.1 Introduction

In accordance with the requirements of European Directive 2011/92/EU and Section 171A of the Planning and Development Act 2000 as amended, this process requires the Planning Authority, as the competent authority, to identify, describe and assess in an appropriate manner, in light of each individual case, and in accordance with Articles 4 to 11 of the Environmental Impact Assessment Directive, the direct and indirect effects of the proposed development on the four indents listed in Article 3 of that Directive as set out below:

- a) Human Beings, flora and fauna
- b) Soil, water, air, climate and the landscape
- c) Material assets and the cultural heritage
- d) The interactions between the factors (a), (b) and (c)

2.2. Impact on Human Beings

This EIA will assess the impact on human beings under the following headings:

Population and Employment – This section (6.11) refers to the Farm Census for County Cavan and notes that the number of farms in County Cavan has fallen from 5,491 in 2000 to 5282 in 2010, while the average size of farms has increased from 25.2 ha in 2000 to 26.4ha in 2010. The EIS notes that County Cavan remains strong in the dairying, pig and poultry sectors and states also that Cavan remains an agriculturally based economy with a large rural population which is heavily dependent on agriculture as a source of employment. The county also has a highly developed Agri-Food Business, making it one of the largest manufacturing employers in the county.

Comment: The report refers only to the fact that the farm is located well away from any larger settlement areas in the County (see fig. 6.11 and 611.B) - Note: <u>No figures can be located in the EIS documentation.</u>

Section 7. of the report deals with the Description of Impacts and Mitigation Measures. With regard to Population and Employment the report notes the following: (Section 7.11) The farm will lead to direct permanent employment of 6-8 people in addition to construction jobs. Employment external to the pig farm for building contractors, repairmen, nutritionists, veterinarians, pork processors, hauliers and sales personnel are all spin-off of the development. Local farmers will also benefit from the low cost fertilizer as a result of the Fertiliser Management Programme.

The report suggests that the mitigation measures to be employed have been taken account of in the site design, and planned operation of the farm, in addition to the requirements of Cavan County Council and the EPA which will ensure that this farm operates with no negative impact on the landscape and/or physical environment.

I concur with the assertion that there will be no negative impact on the physical environment due to the proximity of the farms from any major centre of population. In addition, that the design and upgrading of the facility would actually have a positive impact due to the improved technology.

Visual Aspects and Landscape - The pig farm is located on 2 separate but inter-dependent sites:

- 1. C. 3.15 hectares of agricultural land in the townland of Drumscruddan, and
- C. 2.54 hectares of agricultural land in the townland of Finaway;
 The existing farmyard complex, proposed landscaping and mature hedgerow will help to screen the piggery from the local view and help integrate it into the surrounding landscape.

Comment: I concur with the findings of the EIS report in that the sites are established and are surrounded by mature forestry and landscaping – therefore the visual impact will be negligible. I agree with the findings that the area for the development is outside of any areas identified as Areas of high Scenic Amenity and/or views to Prospects as identified in the Cavan County Development Plan (2014 – 2020) and therefore this farm (both sites Drumscruddan and Finaway) will have no impact on the landscape or visual/scenic characteristics of this area.

Traffic – The proposed development is split between two number subject sites located in the southwest of Co. Cavan.

- The breeding site extending to c. 3.15ha is located in the townland of Drumscruddan. The
 site access is onto a local third class road, which is in turn c. 2.25 km from the Regional
 Route the R194 between Ballyjamesduff and Granard. The site is located, c. 3 km's west
 of Ballyjamesduff, and c. 4 km's east of Kilnaleck.
- 2. The finisher site extending to c. 2.52 ha is located in the townland of Finaway. The site access is onto a local third class road, which is in turn c. 0.5 Km from the regional Route the R194 between Ballyjamesduff and Granard. The site is located c. 3km southwest of Ballyjamesduff, and c. 3.5 km's northeast of Mountnugent.
 - There will be a temporary increase in traffic during construction. The applicant argues that there will be a decrease in overall traffic volume generated from the farm through the optimization of load sizes.

Comment: I am satisfied that there will not be an adverse effect from Traffic at the locations.

Air - Odour associated with pig farming enterprises may occur from 2 situations:

- The pig farm
- The manure spreading operation.

Comment: I note the mitigation measures which are proposed in section 7.4 of the report in relation to the proposed upgrading and management of the farm. The applicants proposed modernised systems of removal of manure by vaccum ensure that there will be no odours created and therefore no impact beyond the confines of the site if managed correctly.

Noise levels – Background noise levels in rural Ireland are in the 45-50dB(A) range. The report includes details relating to a number of noise surveys carried out on pig farms in the Cavan Region. (though not particularly on the subject farm/s) The results demonstrate overall that – based on the results as recorded during the monitoring events, it is not considered that noise levels resulting from activities at any of these piggeries with have any significant impact on the local environment. Mitigation measures are discussed in Section 7.7 of the report. The report does not recommend any mitigation measures per section 7.7 of the report. The report does conducted (included in Appendix 15) purporting that environmental noise resulting from activities at the site should not exceed 5.5dB (A) Leq during daytime (8:00 to 22:00hrs) and 45dB(A) Leq during night time (22:00hrs to 8:00hrs)

Comment: I note the argument cleaned from the general survey of farms in County Cavan, however, the EIS report has not specifically demonstrated that the adjacent residential dwellings will not be unduly impacted upon by the proposed activity.

Landuse, Zoning and Housing - Comment: The EIS has not addressed these issues as the site/s is located in a rural area, characterised by agricultural activities and rural residential development. The report addresses, in Section 2.4, the Policies and Objective in the Cavan County Development Plan (2014 - 2020) referred to in Chapter 3: Economic Development, Section 3.4 Agriculture and Farm Diversification. I acknowledge that the statement purported by the applicant that: The proposed development of replacement pig housing and ancillary structures on an existing, temporarily occupied pig farm site complies with the Cavan County Council's policies and objectives on Agriculture, is generally acceptable.

Flora and Fauna – The report addresses the subject site/s and the receiving environment in relation to the farmlands which will be subject to landspreading of organic fertilizer generated from these sites. These are addressed as follows:

(a) Site and immediate area: The site/s - Drumcruddan Site has been afforested a number of years ago (15-20) with a mix of Ash and Spruce. The Finaway site lands are mainly agricultural grassland with a small proportion of the area afforested. I acknowledge the applicant's submission that the majority of the lands in the surrounding area are/have been used for agricultural production and that the flora and fauna associated with this site has developed accordingly as the site as the site has developed and changed over the years form grassland to a pig farm site. It is acknowledged that there are no specific unique habitats, flora and/or fauna on this site that require specific protection.

Customer Farmlands: The customer farmlands will be agricultural land which is governed by the Nitrates Directive, organic fertilizer from this pig farm can only be applied to agricultural lands where a crop response, be it grassland/tillage/Maize etc, is an, is anticipated. The local land for receipt of organic fertilizer from this farmers used for grassland (grazing or cut for silage) and/or tillage production. Traditionally amount manure has been applied to these lands as a source of fertilizer, and to replace energy in efficient inorganic fertilizer.

The mitigation measures recommended to prevent any adverse impact on flora and fauna in the area include:

- Organic fertiliser form this farm is not to be allocated to areas of woodland/scrubland habitat.
- Organic fertilises from this farm is not to be allocated within 10m of hedgerows.
- Organic fertiliser from this farm is not to be allocated within 5m of a watercourse ro 20m of lake shoreline.
- Organic fertiliser from this farm is not to be applied to areas where it is likely to adversely impact on a NHA, SAC and/or SPA or other such sensitive areas.
- Organic fertiliser from this farm is not to be applied within 10m of an archaeological feature.
- (b) Special Policy Areas: I note that the EIS report has identified that neither of the proposed application sites are in, nor are they adjacent to any site that has been designated as a Special Area of Conservation (SAC) or a Special Protection Area (SPA)

under the EU Habitats Directive or EU Birds Directive. However, Lough Sheelin SPA (004065) is 5.5km south and 13,5km downstream of the Drumscrudden site, whilst it is 3.9km south-west and 9km downstream of the Finaway site. In addition, the Mount Nugent River is a major input into Lough Sheelin and both the Drumscrudden stream and the Finaway Stream are tributaries of this river. To this end an Appropriate Assessment Screening Report was carried out.

Comment: I note the EIS contains the Location of Potential Customer Farmland Areas (Appendix 6). The applicant has submitted an Ecological Impact Assessment Report (as an Addendum to the EIS – Appendix No. 10A) this follows from the request for Further Information which required a more thorough and holistic investigation of the existing aquatic environment around the application site/s and their catchment areas. The report was prepared in October 2014, by a qualified Ecologist – Noreen McLoughlin, MSc, MCIEEM of Whitehill Environmental.

The report addresses the ecological impacts that may occur in the future on the aduatic ecology of the Drumscrudden and Finaway areas and their surrounding environs should this development be allowed to proceed.

I am satisfied that the EIS, in its approach to analysing the development proposal, has addressed the national, regional and local policies and objectives within the legislative framework

I note the reference to the consultations with the IFI - Inland Fisheries Ireland and the National Parks and Wildlife Services. No further issues are raised in terms of same.

A field based study was undertakeness part of this report, at 6 no. locations on local water courses Drumscrudden Stream; Finaway stream and the Mount Nugent River.

The Ecological Evaluation notes that the sites at Drumscrudden and Finaway are both within 10km of Lough Sheelin SPA. In addition, there is a source-pathway-receptor linkage between both sites and Lough Sheelin, via the Drumcrudden stream, the Finaway stream and the Mount Nugent River. The results from the biological water quality monitoring undertaken as part of this study has found that the ecological status of these rivers and streams is poor to moderate. Good status must be achieved in these water courses by 2021.

Within the Drumscrudden site itself, there is little of ecological interest, besides the hedgerows and treeline boundaries, which would provide important feeding sites, nesting areas and safe commuting corridors for local populations of birds and mammals, including bats. The same is true at Finaway site, however, this site is adjacent to the Finaway stream. This stream is an

important ecological feature in itself and as a vector to the Mount Nugent River and Lough Sheelin. Impacts on protected species, most notably the otter and lamprey species, must also be considered. These species occur locally and are listed in Annex II of the EU Habitats Directive. The potential impacts of the development upon: designated sites; impacts during construction and impacts during the operational phase were:

Impacts on Designated Sites: I note the report cites that there will be unlikely impacts upon Lough Sheelin SPA, pNHA arising from the demolition and construction activities on both sites. During operational phase, there may be a risk of accidental spillage or leak, which could have accidental consequences downstream for Lough Sheelin. In addition, inappropriate landspreading of pig manure generated at both sites may also have impacts upon Lough Sheelin.

Impacts During Construction Phase: I note the report cites the likely impact though the damage of boundary hedgerows and treelines at the Finaway site, if the use of heavy machinery is not carefully undertaken. There is potential impact upon the riparian zone of the Finaway Stream, given that it is located adjacent to the application site. There will also be a potential impact on Habitat fragmentation, if the hedgerows and treelines are destroyed/damaged. There will be a temporary disturbance to local wildlife through noise, traffic and human activity.

There will be a deterioration in water quality in the local watercourses: There is a potential that the Drumscrudden Stream and the Finaway Stream and the Mount Nugent rivers will be impacted upon, should proper mitigation measures not be enforced and followed. This is a far greater risk at the Finaway stream due to the site's proximity to the stream. Pollution may be caused from silt, oil, cement and hydraulic fluid from site run-off during preparation and construction.

Impacts During the operational phase:- I note the distance between the Drumscrudden site and the stream, the risk of run-off will be minimal. The main concern is the Finaway Stream, the water quality could be impacted upon from: accidental spillage or leakage of slurry; contaminated surface water entering the stream; accidental spillage of pig feed; inappropriate landscaping of non-native invasive species into the area; inappropriate land spreading of the manure produced could have a serious negative impact upon local watercourses and their receptors.

Assessment of Impacts: - I am satisfied that there will be no Habitat Loss or fragmentation by way of landtake on Lough Sheelin SPA and pNHA. I note the disturbance to wildlife, during

construction phase, will be temporary. There are measures proposed for the protection of the Riparian zone of the Finaway Stream.

I consider that, the mitigation measures proposed in the EIS and addendum thereto, if implemented correctly, will avoid any negative impact on these sites.

Mitigation Measures proposed in the Ecological Impact Assessment report: I have noted the mitigation measures for the management, storage and utilization of pig manure/organic fertilizer from both farms (which were detailed in the EIS). These measures will minimise and mitigate the risk of accidental spillage of slurry.

Interactions and Cumulative Effects - The report has addressed the Cumulative effects of the proposed development and concluded the following:

- Proposed development will not lead to a negative cumulative impact on the local environment.
- Proposed intensification of activities will result in an increase in the amount of organic fertilizer produced, however, it is significantly below that required by the customer farmers to maintain optimum soil fertility will have no significant adverse impact within the local area and/or county at large.

Comment: I have noted the conclusion of the EIS report in relation to cumulative effects and consider that the report has adequately addressed, by way of further information, the potential effects on the receiving environment.

DEVELOPMENT CONTRIBUTION:

In accordance with the DEVELOPMENT CONTRIBUTION SCHEME 2013 - Section 48, Planning & Development Act, 2000, agricultural buildings incur the following fees:

The provision of buildings or other structures for the purposes of agriculture	€5 per m² (in excess of 800m²)
for the purposes of agriculture	

The existing buildings on the site are 8,500m², these will be demolished and replaced with 8291m². Therefore, there will be no increase in floor area no development charge is applicable in this instance.

RECOMMENDATIONS:

I am satisfied with the outcome of the Screening for Appropriate Assessment which has concluded that there is no requirement for a *Natura* Impact Statement for the development proposed.

I recommend approval of the proposed development based on the Reasons and Considerations set out and the conditions set out below.

REASONS AND CONSIDERATIONS:

Having regard to:

- The Regional Planning Guidelines for Border Region 2010-2022
- Cavan County Development Plan 2014-2020
- . The pattern of existing development and land uses within the vicinity of the site
- . The nature of the proposed development and the existing established uses on the site
- The submissions and reports made in connection with the planning application;
- The response to the further information request by the Planning Authority

It is considered that subject to compliance with the conditions set out below, that the proposed development, would not seriously injure the amenities of the area or the properties in the vicinity and would be acceptable terms of traffic safety and convenience.

The Planning Authority has completed an Environment Impact Assessment (EIA) of the proposed development, which considered the Environmental Impact Statement submitted with the planning application. This has concluded that the proposed development is acceptable and that subject to compliance with Mitigation Measures set out in the EIS and further conditions that the development would not have unacceptable adverse impacts on the environment.

I consider that the proposed development is acceptable in terms of the proper planning and sustainable development of the area.

CONCLUSIONS AND RECOMMENDATIONS

It is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the amenities of the area, give rise to a traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS:

The development shall be carried out in accordance with the plans and particulars lodged on 24/7/2014 with the application as amended by the further plans and particulars received by the planning authority on the 20/10/2014, except as may otherwise be required in order to comply with the following conditions:

Reason: In the interest of clarity.

 No surface water from roofs or paved areas shall flow from the site (including entrance area) onto the road adjoining the site but shall be collected by a surface water drainage system and discharged direct to nearby watercourses

Reason: In the interests of public health, traffic safety and amenity.

3. The external blockwork shall be properly rendered and painted in good quality outdoor paint, or a light colour (preferably white) and the roof shall be painted a dark colour (preferably turf brown or blue/black/dark green) and the building generally kept in good order and appearance.

Reason: In the interests of visual amenity.

All sound trees on sites including those in surrounding hedgerows) shall be retained
except those that require to be removed to facilitate the actual physical development of
the site.

Reason: In the interests of visual amenity.

 All Mitigation Measures from the submitted Environment Impact Statement shall be carried out in full and in strict accordance with the submitted EIS.

Reason: In the interests of protection of the environment and in the interests of proper planning and sustainable development.

 Construction and demolition works shall be carried out in accordance with the Construction and Demolition Waste Management Plan submitted as part of this application and the Further Information received.

Reason: In the interests of protection of the environment and in the interests of proper planning and sustainable development.

- Asbestos sheeting that is removed from any structures shall not be re-used and shall be disposed of appropriately using an authorised waste contractor.
 - Reason: In the interests of protection of the environment and in the interests of proper planning and sustainable development.
- Adequate and appropriate precautions shall be taken during the demolition and construction phases of this development so as to prevent environmental pollution as defined in the Waste Management Act 1996, as amended.

Reason In the interests of protection of the environment and in the interests of proper planning and sustainable development.

PLANNER SIGNATURE:

DATE: 5 12 2014

MEMORANDUM

From

Sean Guider

To

Administrative Officer

Waste Management Section

Planning Section

Date

13.11.14

Subject

Planning Application Ref. No. 14/238 - Planning application for

Bogue Pigs for development on disused pig farm at Drumscruddan, Crosscrlough, County Cavan – Further

Information Request & Response

I refer to memo from Planning section dated 24.10.14 in relation to Planning Reference Number 14/238 and I have reviewed the Further Information attached and in particular the information that has been submitted in relation to asbestos removal which was the subject of my memo to Planning Section dated 29.08.14.

I am satisfied that the information submitted addresses any concerns in relation to asbestos removal, handling, temporary storage, transport and disposal of this material.

Having reviewed this Further Information, I recommend that in the event Planning Consent is granted for this development that the following conditions are applied;

- Construction and demolition works shall be carried out in accordance with the Construction and Demolition Waste Management Plan submitted as part of this application and the Further Information received
- Asbestos sheeting that is removed from any structures shall not be re-used and shall be disposed
 of appropriately using an authorised waste contractor
- Adequate and appropriate precautions shall be taken during the demolition and construction
 phases of this development so as to prevent environmental pollution as defined in the Waste
 Management Act 1996, as amended.

Sean Guider

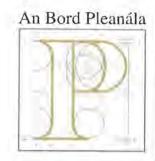
Waste Management Section

13.11.14

ANNING SECTION

Our Ref: PL 02.244342

P.A.Reg.Ref: 14/239 Your Ref: Bogue Pigs



CLW Environment Planners Ltd, The Mews, 23 Farnham Street, Cavan.

2 2 MAY 2015

Appeal

Re: Demolition of existing pig houses, with the exception of 4 No. pig houses and construction of 5 No. pig houses, and an extension to 1 No. existing pig house, with all associated site works. Finaway, Ballyjamesduff, Co. Cavan

Dear Sir/Madam,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Planning and Development Acts 2000 to 2014. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

In cases where a grant of (full) planning permission is notified by the Board, it is policy to include a copy of the Department of the Environment and Local Government's Leaflet PL11 - Guide to the Building Control System and a copy of the Health and Safety Authority's leaflet Safety and Health on Construction Projects - The Role of Clients with the notification. These leaflets are issued at the request of the above bodies.

Yours faithfully,

Rita Donnelly Executive Officer

Encl:

BP 100LN.ltr

Teil (01) 858 8100 Tel Glao Aitiúil 1890 275 175 LoCail Facs (01) 872 2684 Fax Láithreán Gréasáin www.plcanala te Web

Ríomhphost bord@pleanala ie Email

64 Marlborough Street Dublin I

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Cavan County

Planning Register Reference Number: 14/239

An Bord Pleanála Reference Number: PL 02.244342

APPEAL by Rita Tierney of Keenagh, Ballyjamesduff, County Cavan against the decision made on the 8th day of December, 2014 by Cavan County Council to grant subject to conditions a permission to Bogue Pigs care of C.L.W. Environmental Planners Limited of The Mews, 23 Farnham Street, Cavan in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT Demolition of all existing pig houses, with the exception of four number existing pig houses which will remain in-situ, and construction of five number pig houses, and an extension to one number existing pig house, in accordance with animal welfare and nitrates regulations, together with all ancillary structures and all associated site works, on the site of existing pig farm at Finaway, Ballyjamesduff, County Cavan. This application relates to a development, which is for the purposes of an activity requiring a licence under Part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2013. (As amended by the revised public notice received by the planning authority on the 29th day of October, 2014).

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

1

Page 1 of 6

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

In making its decision, the Board had regard to:

- (a) the agricultural nature of the proposed development at an existing piggery in a rural location, where such a use is appropriate,
- the nature of the proposal which is to improve the animal welfare and environmental management aspects of the facility,
- (c) a proposed reduction in intensity of operations,
- (d) the pattern of development in the area.
- (e) the fact that the proposed development will be subject to licence by the Environmental Protection Agency,
- (f) the provisions of the Cavan County Development Plan 2014-2020, and
- (g) the report of the Inspector.



Appropriate Assessment

The Board noted that the proposed development is not directly connected with or necessary to the management of a European Site.

In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment and conclusion carried out in the Inspector's report in respect of the identification of the European sites which could potentially be affected, and the identification and assessment of the potential likely significant effects of the proposed development, either individually or in combination with other plans or projects, on these European sites in view of the site's Conservation Objectives. The Board was satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the European Sites - Lough Sheelin Special Protection Area (Site Code 004065) or the Lough Kinale and Derragh Lough Special Protection Area (Site Code 004061), or any other European site, in view of the sites' Conservation Objectives.

Environmental Impact Assessment

The Board considered that the Environmental Impact Statement submitted with the application, supported by the report, assessment and conclusions of the Inspector, was adequate in identifying and describing the direct and indirect effects of the proposed development. The Board completed an Environmental Impact Assessment, and agreed with the Inspector in his assessment of the likely significant effects of the proposed development, and generally agreed with his conclusions on the acceptability of the mitigation measures proposed and residual effects. The Board generally adopted the report of the Inspector.

The Board concludes that the proposed development would not be likely to have significant effects on the environment.

Planning and Sustainable Development

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not give rise to an undue risk of water pollution, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Page 3 of 6

CONDITIONS

The development shall be carried out and completed in accordance with the plans and particulars lodged with the planning application, as amended by the further plans and particulars submitted on the 20th day of October 2014, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with agreed particulars.

Reason: In the interest of clarity.

Water supply and drainage arrangements for the site, including the disposal of surface and soiled water shall comply with the requirements of the planning authority for such works and services. Surface water run-off shall be discharged via an appropriately designed silt trap into the adjoining River Finaway. All contaminated and soiled waters shall be directed to the manure storage tanks located on site. All drainage details shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

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

- The proposed piggery enterprise shall run in strict accordance with the requirements of the European Communities (Good Agricultural Practice for the Protection of Water) Regulations 2014 (S.I. 31 of 2014) and shall provide at least for the following:-
 - (a) details of the number of livestock to be housed at the development at any one time,
 - (b) the arrangements for the collection, storage and disposal of all effluent generated from the facility, and
 - (c) the arrangements for the cleansing and disinfecting of buildings and structures including the public road where relevant.

Reason: In order to avoid pollution and protect residential amenity.



4. All liquid effluent and other contaminated run-off generated by the proposed development in the farmyard shall be conveyed through properly constructed channels to the proposed storage facilities and no effluent or other contaminated run-off shall discharge or allowed to be discharged to any stream, river, watercourse or public road.

Reason: In the interest of public health.

5. Slurry generated by the proposed development shall be disposed of by spreading on land or other acceptable means to be agreed in writing with the planning authority. The location, rate and time of spreading (including prohibited times for spreading) and the buffer zones to be applied shall be in accordance with the requirements of the European Communities (Good Agricultural Practice for the Protection of Water) Regulations 2014 (S.I. No. 31 of 2014).

Reason: To ensure the satisfactory disposal of waste material in the interest of amenity, public health and to prevent pollution of watercourses.

6. The external blockwork on all the pig houses shall be properly rendered and painted in good quality of suitable paint and details of the colour of all external finishes shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

Details of the finishes of any other agricultural sheds, the location of fencing of paddocks and other areas and the design, scale and finishes of any feeding silos on site shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In order to allow the planning authority to assess the impact of these matters on the visual amenity of the area prior to the commencement of development.



8. Construction and demolition waste shall be managed in accordance with the construction waste and demolition management plan submitted as Appendix 11 of the Environmental Impact Statement which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This plan shall be prepared in accordance with "Best Practice Guidelines on the Preparation of Waste Management Plans for the Construction and Demolition Projects" published by the Department of the Environment, Heritage and Local Government in July, 2006. The plan shall include details of waste to be generated during site clearance and construction phases and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provisions of the Waste Management Plan for the region of which the site is situated.

Reason: In the interest of sustainable waste management.

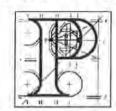
 Any asbestos sheeting that is removed from any structures within the site shall not be reused and shall be disposed of appropriately using an authorised waste contractor.

Reason: In the interest of public health and the proper planning and sustainable development of the area.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this 21 tday of MAY 2015.

An Bord Pleanála



Inspector's Report

PL 02.244342

DEVELOPMENT:- Demolition of all existing pig houses,

with the exception of 4 existing pig houses which will be refurbished and reused, and the construction of 5 new pig houses and an extension to one existing pig house in accordance with Animal Welfare and Nitrates Regulations, together with all ancillary structures and all associated site works on the site of an existing pig

farm.

SITE ADDRESS: Finaway, Ballyjamesduff, County

Cavan.

PLANNING APPLICATION

Planning Authority: Cavan County Council.

Planning Authority Reg. No: 14/239.

Applicant: Bogue Pigs.

Application Type: Permission.

Planning Authority Decision: Grant permission subject to

conditions.

APPEAL

Appellant: Rita Tierney.

Types of Appeal: 3rd Party - v - Grant.

DATE OF SITE INSPECTION: 4th March & 20th March 2015

INSPECTOR: Paul Caprani

PL02.244342 An Bord Pleanála Page 1 of 35

1.0 INTRODUCTION

PL02.244342 relates to a third party appeal against the decision of Cavan County Council to issue notification to grant planning permission for the demolition of existing pig houses, the retention of some pig houses and the construction of 5 new pig houses and all associated works in the townland of Finaway in the vicinity of Ballyjamesduff, County Cavan. The grounds of appeal argue that the proposed development raises questions in relation to the IPPC license and that the EIS submitted with the application is inadequate. The proposed development will have an unacceptable ecological impact on the environment and is contrary to many of the policies and provisions contained in the county development plan, and will also give rise to significant amenity issues for residents in the vicinity.

An EIS was submitted with the application. The Board will note that the EIS prepared relates to two separate facilities located approximately 2.7 kilometres apart. The EIS assesses the environmental impact arising from the appeal site at Finaway and also the development of a piggery at Drumscruddan (2.7 km to the nonth-west). The Drumscruddan site is to accommodate the breeding stock associated with the piggery (live weight of 0 – 35 kilos). Pigs will be transferred from the breeding site to the Finaway site and reared until slaughtered (live weight of 25 kilos to 110 – 115 kilos). Notwith anding the fact that an EIS was prepared in respect of both facilities, it appears that the current appeal only relates to the facility at Finaway.

2.0 SITE LOCATION AND DESCRIPTION

The site is located approximately 3 kilometres south-west of the centre of Ballyjamesduff. It is located on the northern side of a local access road which runs south-eastwards from the R194 (Ballyjamesduff – Granard Road). The general area is sparsely populated. There are two dwellinghouses in the immediate vicinity of the site, however these are currently vacant, and according to the information contained on file these dwellinghouses are under the ownership of the current applicant. The nearest occupied dwellinghouses front onto the R194 to the northwest of the site, the closest being approximately 300 metres away (appellants property). The nearest house to the south and southwest is approximately 400 metres way. The site itself is well landscaped by mature dense hedgerows along the roadside boundary together with mature trees. A group of conifer trees line the entrance leading to the

PL02.244342 An Bord Pleanála Page 2 of 35

site. A number of silver clad silos located centrally with the site are essentially the only visible features from vantage points along public roads in the vicinity.

Currently there are approximately 18 single-storey elongated buildings located on the site. These buildings are in a semi-derelict/vacant condition and formerly hosted a piggery facility. Small open yards separate the buildings. Vehicle access to the site runs along the southeastern boundary and this access provides direct access to a number of large circular tanks which are located to the rear of the site. A small stream runs along the rear boundary of the site and traverses the lands in the rear field which accommodates the three large circular tanks. A derelict dwellinghouse and associated farm buildings and outhouses are located adjacent to the southeastern boundary of the site. These buildings will not form part of the current application.

The site is surrounded on all sides by open agricultural land. The fields surrounding the site also incorporates mature hedging and trees which further assist in screening the site from vantage points along the public roads in the area. The stream which runs adjacent to the rear boundary and traverses part of the site runs in a south-easterly direction and forms a tributary of the Mount Nugent River which flows into Lough Sheelin a designated SAC rust over 4 kilometres to the southwest of the site.

3.0 PROPOSED DEVELOPMENT

It is obvious from the information contained on file together with my site inspection that the site accommodated a piggery. According to a submission on file Teagasc the existing piggery closed in 2009.

The current proposal involves demolishing all the buildings in the southeastern half of the site (building nos. 1 - 11) and replacing these buildings with three larger units which are set out a northeast/southwest axis across the site. These buildings are approximately 30 metres in length and just over 10 metres in width and rise to a ridge height of just over 5 metres.

It is also proposed to refurbish four existing sheds in the northwestern corner of the site (shed nos. 15, 16, 17 & 18) and it is proposed to extend shed no. 17. These existing sheds are slightly smaller with circa 24 metres in length and between 5 ½ and 7 metres in width. Finally it is

PL02.244342 An Bord Pleanála Page 3 of 35

proposed to construct two new sheds (F4 & F5 as indicated in the plans on file) which are located to the immediate south west of the existing sheds to be retained (sheds 15-18) near the roadside boundary of the site. The existing circular storage tanks which are located to the rear of the site are to be decommissioned as part of the proposal.

As stated in the introduction, the proposed development at Finaway forms part of the redevelopment of two inter-dependent pig farm sites. According to the information contained in the EIS, these sites previously operated accommodating a stock of circa 1,500. Under the current proposal it is proposed to slightly reduce stock numbers whereby both sites will accommodate circa 1,250 pigs and any one time. The site at Finaway will provide the required accommodation to rear all pigs from a weight of 35-40 kilos to a market weight of 100-150 kilos. The EIS does not specifically indicate on average how pigs would be accommodated in each of the facilities at any given time.

The EIS also makes reference to the production of organic fertiliser on site from the animals and this would be stored and sold to farming enterprises in the vicinity. It is estimated that the organic manure production based on an occupancy rate of 1,500 pigs equals approximately 31,250 cubic metres per annum and this will reduce to approximately 25,870 cubic metres. The net organic manure storage capacity on the farm of 30,000 cubic metres would be provided and this equates to approximately 14 months storage¹. The storage capacity will ensure that the organic fertiliser produced on the farm is spread only under favourable soil and climatic conditions as required under the good agricultural practice regulations (SI 31 of 2014).

It is stated that there would be approximately 13 weeks finishing accommodation available at the Finaway site. The pigs would be stocked at a rate of circa 0.75 to 1 square metres per pig. All pigs will be held in slatted houses with under house manure storage tanks. All slurry is collected directly through these slatted floors and stored in tanks located below the slat level. The manure storage facilities associated with houses will be constructed of mass concrete. It is stated that on average, 750 pigs are to be moved from the breeding farm at Drumscruddan to the finisher farm at Finaway on a weekly basis.

PL02.244342 An Bord Pleanála Page 4 of 35

¹ The Board will note that the EIS bases organic manure production on the basis of 1,500 pigs, where the actual number of pigs to be housed is c.1250. It is on this basis, together reduction in manure volume over time, that the storage capacity of 14 months is calculated.

Uncontaminated water from the roofs of the buildings and clean paved areas within the farm is to be collected separately and discharged into an existing or upgraded stormwater drainage system. Any soiled water coming from the pig walkways will be directed into the slurry storage tanks. All animal carcasses and animal waste tissue will be temporarily stored on site by means of a covered skip. Arrangements have been made with a rendering plant for carcasses to be disposed of at these premises. Further information in this regard is provided in Appendix 9 of the EIS. Any veterinary waste will be stored separately and will be disposed by an approved waste contractor.

Mains electricity currently exists on the farm and the electricity is to be used for the control systems for the automated feeding systems which are to be employed at the site. Power will also be required for automated ventilation systems and all artificial lighting for the pig houses, offices and outside yard. Water supply will come from private wells located on each site with back up from the public water supply if required. Water will be stored on site with a storage tank of at least 24 hour supply.

4.0 PLANNING AUTHORITY ASSESSMENT OF THE PROPOSED DEVELOPMENT

A planning application was lodged on the 24th July 2014.

The planning application form indicates that the proposal will involve the demolition of 3,813 square metres of existing buildings on site. The gross floor area of the new buildings amounts to 5,900 square metres, approximately 185 square metres less than the existing buildings on site. The site area is 2.52 hectares. The planning application form indicates that the applicant in this instance is not the owner of the site but is a prospective purchaser of the site.

An appropriate assessment screening report was also submitted. The screening report has concluded that no direct potential adverse effects on three identified Natura 2000 sites within the wider area. These sites include Lough Sheelin SPA (Site Code: 004065) and Lough Kinnale and Derragh Lough SPA both of which are located to the southwest of the subject site. (Lough Sheelin is approximately 4 kilometres to the southwest and the Lough Kinnale and Derragh Lough SPA which is located approximately 12 kilometres to the southwest). The screening exercise also assessed the proposal in the context of the River Boyne

PL02.244342 An Bord Pleanála Page 5 of 35

and Blackwater SAC (Site Code: 002299). At its closest point, this SAC is located just under 15 kilometres from the appeal site. The screening report concludes that as only clean surface water would be discharged to the local watercourses and all organic fertilisers will be land spread in accordance with the provisions of SI 31 of 2013, no Stage 2 Appropriate Assessment is required in this instance. A report from Cavan County Council Executive Environmental Scientist recommends further information in relation to water collection, infrastructure to serve the development and details in relation to any asbestos disposal associated with the demolition of buildings on site.

A report from Waste Management Section raises concerns in relation to any disposal of asbestos containing materials on site. A number of other conditions regarding waste disposal are also suggested.

A report from EPA notes that the current planning application will involve an activity for which a new license under the EPA Acts will be required and the licensee has not yet applied in this regard. If and when the license application is received by the Agency, all matters to do with emissions to the environment from the activities proposed together with the license application documentation and the EIS will be considered and assessed by the Agency.

Fisheries Ireland submitted a detailed observation expressing concerns about the suitability of the site for intensive agriculture, given that the Finaway River runs through the site which ultimately discharges into Lough Sheelin through the Mount Nugent River. Lough Sheelin is amongst 12 lakes in Western Europe capable of supporting substantial stocks of wild brown trout due to the high pH value and the low average depth profile of the water body. In general the IFI would welcome the upgrade of facilities based on animal welfare requirements once all environmental aspects of the development were satisfactory. It is stated that an adequate EIS must be produced to present and describe baseline data. It is argued that the EIS is inadequate in lacking specific description of the aquatic environment and the assessment of potential impacts thereon. At a very minimum a desktop study should have been conducted. There is no mention of fish, aquatic life or invertebrates either in the Finaway River or the Mount Nugent River. Inland Fisheries Ireland would have concerns about the underground tanks and the monitoring of same and whether or not sufficient storage capacity exists on site. The IFI requires that the concerns, deficiencies and issues raised in the submission should be dealt with in the form of a new application and a revised EIS.

Initial Planning Report and Additional Information Request

The planning report details the various submissions on file and notes that the subject site previously hosted a piggery. It is noted that the site is unlikely to affect any designated site, protected views, areas of high amenity or archaeological sites as identified in the Cavan County Development Plan. There are no immediate concerns in relation to cultural heritage, archaeological heritage and material assets. It noted that there was an objection raised on the grounds of noise and air pollution emanating from the proposed development. With regard to the EIS submitted it is stated that the EIS contains general information and is based on assumptions rather than a full technical analysis of the likely significant impacts on the environment. It is therefore recommended that further information be sought in relation to the following issues: -

- A detailed Table of Contents for the EIS
- A full and detailed response to the issues raised by Inland Fisheries Ireland (and these issues are set out in full in the additional information request).
- The submission of revised drawings and supporting details which fully demonstrate the proposed surface water drainage system to the serve the proposed development including all discharge points to waters.
- Provide confirmation that any disposal or disturbance of asbestos used in the existing farm buildings shall be carried out in accordance with appropriate Regulations and this will include the identification and quantification of all asbestos containing materials on site and details as to how these are to be handled.
- Submit a detailed response to the objector's concerns regarding anticipated noise and air pollution emanating from the site.

Additional Information Response

Further information was submitted on the 20th October 2014 and included the following: -

- A contents page.
- With regard to the Inland Fisheries Ireland submission the following is stated the following:

"It is highlighted that the development which includes an EIS relates to the "replacement of pig accommodation" on site and therefore it cannot as suggested by the IFI, be considered that the site in question relates to a greenfield site. It is suggested that both Cavan County Council and An Bord Pleanála in issuing other decisions on piggeries having acknowledged the fact that where piggeries existed on the site in question, that these sites are for all intents and purposes "brownfield sites"."

- The applicant appreciates that if he were looking for an intensification of activities on the site over and above that previously permitted, this would have formed part of the project assessment as detailed in the EIS. However that does not apply in this instance. While pig farming could recommence on the site in the morning (subject to other statutory or other requirements not including planning permission) the applicant wants to ensure that they have the facility structures and measures and other necessary infrastructure in place that it is carried out in a sustainable and environmentally friendly manner and offers appropriate welfare to animals.
- In relation to manure production and handling, it is stated that all
 pigs will be moved on slatted passageways whereby any soiled
 water generated is connected in the manure storage tanks
 underneath. All new manure storage tanks will be completed to the
 Department of Agriculture, Food and Marine specifications with leak
 detection facilities underneath. Manure spreading practices will fully
 comply with the statutory guidelines and departmental requirements.
- Any baseline data against which the proposed development is to be assessed, must take into account the existing land use which it is argued, is an operating piggery facility. Thus the existing buildings while requiring some refurbishment, are still suitable for pig farming, although they would not operate to the same high standards as that proposed in the current application. Additional baseline data has been detailed in an enclosed addendum.
- With regard to the spreading of slurry, reference is made to a
 previous inspector's report by An Bord Pleanála (PL 02.240879)
 which highlights that the spreading of slurry does not require
 planning permission and it is not useful or appropriate for a planning
 decision to attempt to regulate matters outside its control.
- With regard to other inadequacies contained in the EIS it is stated that reference should be made to the appropriate assessment

screening report which has been submitted and this forms part of the EIS.

- In relation to the slurry manure tanks, it is stated that the only slurry storage structures to remain under the current application are the four houses to be retained on the Finaway site. These tanks only provide c.312 cubic metres of storage and 1% of the overall capacity of the development (both at Drumscruddan and the Finaway sites). A leak detection system will be completed to the Department of Agriculture, Food and Marine specification and will be inspected weekly and sampled biannually in line with EPA requirements. Details of the silt trap and petrol interceptor are contained in the EIS addendum. All feed stuffs will be stored in designated bins/silos on site. All demolition of existing units will be completed in line with the Construction and Demolition Waste Management Plan as submitted. Revised drawings of the surface water drainage system to serve the development are contained in the EIS addendum. The removal of any asbestos from the site will be carried out by appropriate qualified permitted contractors and this is also set out in the EIS addendum.
- With regard to the issue of air and noise pollution, it is stated that the nearest dwellinghouse is approximately 300 metres away. It is not anticipated that any noise or odour will arise at the nearest sensitive receptor. A large number of existing pig houses will be replaced with modern pig houses including modern ventilation systems in cleaning practices. The proposal will also involve the decommissioning of at least five external open topped and exposed manure storage tanks.
- An EIS addendum (13 pages) was submitted with the additional information.

Further Planning Assessment

A further planner's report notes the additional information submitted and assesses the EIS submitted with the application (including the addendum). It is considered that the proposed development will not adversely impact on the visual amenity or landscape of the area, will be generally acceptable in terms of traffic safety, noise and odour. It is also acknowledged that the proposed development constitutes the replacement facility together with ancillary structures on an existing site and that the pig farm generally complies with Cavan County Council's

PL02.244342 An Bord Pleanála Page 9 of 35

policies and objectives on agriculture. Overall it is considered that the proposed development will not adversely impact on human beings, flora and fauna, soil, water, air, climate or landscape, material assets or cultural heritage and it is therefore recommended that planning permission be granted for the proposed development. In its decision dated 8/12/2014, Cavan County Council issued notification to grant planning permission subject to eight conditions.

5.0 PLANNING HISTORY

Reference is made to two applications in the planner's report. Under Reg. Ref. 06/2449, Planning permission was granted for the decommissioning of three existing pig fattening houses and the construction of two replacement pig fattening houses in order to aid compliance with the Nitrates Directive together with various other ancillary structures.

Under Reg. Ref. 07/710 permission was granted for the decommissioning of four existing pig fattening houses and the to construct one replacement pit fattening house in order to aid compliance with the incoming Nitrates Directive together with all ancillary structures.

Also attached are details of the recent planning application made on the sister site at Drumscrudan. Planning permission was granted for this facility on the 9th December, 2014. It appears that this facility was not subject to any third party appeal.

6.0 GROUNDS OF APPEAL

The decision was appealed by Mrs. Rita Tierney the owner of a dwellinghouse which fronts onto the R194 approximately 280 metres north-west of the subject site. The grounds of appeal are summarised below.

- Despite what is stated in the EIS, the grounds of appeal contend that the Finaway site has never had the benefit of being awarded an IPPC Licence.
- It is stated that the piggeries in question have not been in operation for many years and therefore the baseline studies contained in the EIS should be compared to that of a greenfield site. The EIS is

PL02.244342 An Bord Pleanála Page 10 of 35

- misleading in indicating that the site is located in a long established pig farm complex.
- The farm has to been vacant for a period prior to 2012. The Drumscruddan farm was destocked in 2008. Currently there is no stock on the farms and therefore any reference to a 15% decline in the number of livestock housed as suggested in the application is misleading.
- The planner's report and the recommendation to grant planning permission are therefore based on a number of factual errors.
- There has been no attempt to find out where my (the appellant's) house is, in order to adequately address concerns in relation to noise and odour.
- The submission as a response to the FI request did not adequately address the issues raised by the Planting Authority and the IFI particularly in relation to the protection of water bodies.
- Details of the farms lands for the spreading of slurry have not been adequately identified.
- The Finaway River experienced a number of fish kills as a result of the previous operations on site.
- The proposal will result in significant traffic movements. The EIS does not adequately assess the impacts as there are no details of traffic numbers contained in the EIS statement. A traffic impact assessment is required.
- It is argued that an IPPC Licence is granted to an operator at the site rather than the geographical site itself. In the case of the Drumscruddan site the operator was Mr. Bernard Maguire. He is no longer the operator of the site and therefore any new operation must be subject to a new licence from the EPA.
- The EIS is deemed to be deficient on the grounds that it does not incorporate appropriate baseline studies. The EIS does not recognise that the proposal is likely or has the potential to give rise to increased eutrophication of water bodies in the vicinity. As a result, comparing the proposed development with the previous piggery on site and thus inferring from this that the impacts arising from the development are overall, deemed to be positive, is

- nonsensical in the appellant's opinion. The proposal should have been assessed on baseline studies associated with a greenfield site.
- None of the existing buildings on site would be compliant with the Nitrates Regulations. As the infrastructure in question has not been used for a decade none of the buildings are deemed to be suitable.
- The EIS does not assess the disposal of a waste on site.
- The Ecological Report fails to highlight the ecological importance of Lough Sheelin. Care must be taken in spreading slurry on land around Lough Sheelin as existing practices are giving rise to eutrophication. This will adversely impact on tourism fishing associated with the Lough.
- The proposal contravenes many of the policies and objectives contained in the Cavan County Development Plan relating to environmental, ecological and water protection issues.
- The proposal is contrary to the provisions and policies contained in the Shannon Basin River Management Plan and the Local Inny Water Management Unit Plan in terms of protecting water from widespread eutrophications excessive siltation and low dissolved oxygen in receiving waters.
- During the operation of the previous piggery, the odour levels were intolerable particularly during periods of slurry spreading and in periods of hot weather. Reference is made to scientific papers (see attached appendix to submission) which conclude that malodours activities such as piggeries can adversely affect human mental health.
- Concern is expressed that the excessive slurry spreading will give rise to the pollution of waters. No information has been supplied in relation to identifying the likely impacts for manure spreading. Lands suitable for the spreading have not been identified in the information submitted.

A number of appendices are attached. These include:

- These include the inspector's report on EPA Licence Reg. Ref. 427.
- The Cavan County Council Planner's Report.

- Water Framework Risks and Scores prepared by the EPA.
- Academic Paper from the American Journal of Science regarding the issue of malodours.

7.0 SUBMISSIONS IN RESPONSE TO THE GROUNDS OF APPEAL

7.1 Cavan County Council's Response to the Grounds of Appeal

The Planning Authority contends that although the sites are physically separate, the licence would cover the operation of this integrated unit. Although the site is currently empty or destocked, the licence would still cover the operation of a piggery and the EPA have indicated that a new licence will be required in relation to the recommencement of the activity. The EPA has stated that if and when a licence application is received by the Agency, all matters to do with emissions to the environment from the activities proposed will be considered and assessed by the Agency. It is the Planning Authority's view that the information submitted with the EIS is factually correct. It is acknowledged however that the Planning Authority considered some aspects of the EIS inadequate and the applicant requested further information regarding same. The Planning Authority considered that the principle of an agricultural development at this location has already been established and that the proposed redevelopment of the site would vastly improve the facility in terms of noise, smell and pollution of adjacent watercourses. The proposal would be subject to a new or reviewed IPPC Licence and would also be subject to new Animal Welfare Regulations.

7.2 Applicant's Response to Grounds of Appeal

The response initially sets out the importance of pig farming in the Cavan area. Reference is also made to the planning history of the site and in particular the applications made in 2006 and 2007. Neither application was undertaken due to financial constraints. The submission then goes on to apply the tests of abandonment of use to the said site. It is stated that although the farm had not have been stocked for a number of years, all pig housing and associated structures remain in situ and it was effectively operating/maintained to facilitate restocking. The absence of stock was due to external financial complications not abandonment. A letter is attached from Teagasc which indicates that subject to refurbishment, the sheds are suitable for restocking with

PL02.244342 An Bord Pleanála Page 13 of 35

weaner pigs. Some minor refurbishments are required to computerise the feeding system and to automate the ventilation system in a number of houses. Once these measures are complete, the sheds at Finaway are suitable and will comply with all welfare and environmental EU legislation. Any refurbishments required will come under the provisions of Section 4(1) of the Planning and Development Act. Furthermore while the farm is temporarily destocked, on-going slurry/soiled water management and limited maintenance has continued throughout the period. The site has not had any intervening uses and no works have been carried out on the farm. The fact that planning permission was sought on two separate occasions in 2006 to 2007 indicated and expressed intention to resume the use on site. It can only be concluded therefore that an abandonment of use had not taken place.

Regarding the EPA license status of the existing farm, the applicant does not contend or has not indicated that the site at Finaway has had an IPPC licence. References in the EIS to a revised licence being submitted to the EPA in respect of both sites are accurate. It is widely acknowledged in the EIS that both farms will have to operate under a revised licence. The issue of an EPA license is immaterial to the planning authorisation of the pignam.

It is appropriate that the paseline assessment criteria should have regard to the fact that a pig farm previously operated on site on the ground that this use has not been abandoned. Furthermore pig farming activities could be recommenced on the farm at the previous level. Thus the statement that there will be a 15% reduction in sow numbers is accurate and not misleading as suggested in the grounds of appeal. Thus the applicant is satisfied that the EIS as submitted outlined a proper assessment of the proposed development and the potential impact as a result of same. Likewise the Ecological Impact Assessment builds on certain information submitted in the original EIS.

It is important to note that in the 50 year history of the site, the previous owner received no complaints from the appellants regarding odour. It is contented that within the area the proposed development is seen as significantly positive in terms of long-term employment and short-term employment in construction. Furthermore it is pointed out where an EPA licence is required, the Planning Authority is precluded by relevant legislation of imposing conditions in relation to environmental emissions from the activity.

PL02.244342 An Bord Pleanála Page 14 of 35

It is stated that issues regarding the spreading of slurry is set out under separate legislation (S.I. 31 of 2014). Reference is made to previous decisions by An Bord Pleanála and inspector's report where it is noted that "it is not normally useful or appropriate for a planning decision to attempt to regulate matters for which a separate specific regulatory regime has been established by statute". It is not deemed appropriate under data protection laws to provide personal private information in relation to third party farmers which may utilise the slurry.

Any allegations relating to pollution incidents on the Finaway River are unsubstantiated and in the one substantiated case referred to, this incident was caused by whey spillage as opposed to pig manure. The current application has operated in excess of 30 years without incident.

As this is a long established pig farm, any theoretical impact on property prices as a result of the existence of the farm would have already occurred. Indeed many of the dwellings were constructed after the establishment of the farm. In terms of traffic the maximum operational traffic associated with the site is detailed in the EIS. A specific traffic impact assessment is not deemed to be required in this instance. Traffic movements are detailed in the EIS.

In terms of air pollution, it is stated that the redevelopment of the farm has been designed to eliminate the main sources of odour including the elimination of the open exposed manure storage tanks and the mixing and agitation of slurgy in open tanks. Furthermore BREF requirements will be the subject of an EPA Licence and this will include dietary requirements to minimise any potential odour impact.

In terms of eutrophication it is stated that if the site is restocked without the benefit of planning permission, there would be higher potential to contribute to eutrophication than if the proposed development was to go ahead as applied for.

With regard to the overall EIS it is argued that the document assesses the proposed development in a balanced, even-handed manner. With regard to waste, the applicant has included a Construction and Demolition Waste Management Plan as part of the EIS together with the EIS addendum.

The high amenity value of Lough Sheelin is discussed in the EIS. The physical location of the existing farm will not impact on the amenity value of Lough Sheelin.

PL02.244342 An Bord Pleanála Page 15 of 35

The appeal refers to a number of plans, legislation and guidelines without specifically detailing as to how the proposed development either complies or does not comply with same. Finally the response reiterates points in relation to odour reduction and slurry spreading.

7.3 Further Submission from Cavan County Council

The Planning Authority understands that the subject site at Finaway could be the subject of an application for a new licence or the transfer of the licence to the new owners. Planning issues with regard to noise and residential amenity, traffic and existing brownfield development of agricultural land together with the impact of the proposal on Natura 2000 sites remained key considerations in the environmental impact assessment. The functions in relation to pollution monitoring and control remain the responsibility of the Environmental Protection Agency and not the Planning Authority. The Planning Authority are satisfied that the proposed development will be an improvement on the existing facility which will not require permission if restocked.

7.4 Further Submission from Applicant in relation to Cavan County Council's Original Submission to Grounds of Appeal

The applicant concurs with the local authority's position that the principle of agricultural development at this location has already been long established and that the redevelopment of the site would result in a vastly improved facility. The applicant agrees that the information submitted in the original EIS was factually correct. The applicant has the option of applying for an independent licence for this farm. While not the preferred or intended option, this would not affect the operation of the development as the conditions under which the farm would have to operate would be similar/identical in either scenario. Cavan County Council were aware of either option as detailed in the response i.e. that the agricultural development would be subject to a new or renewed licence.

7.5 Further Submission from the Appellant

The submission reiterates that in the opinion of the appellant only the site at Drumscruddan is included within the existing IPPC Licence. The implications of this are significant including the conditions in the IPPC Licence do not apply to the Finaway site. The annual environmental

PL02.244342 An Bord Pleanála Page 16 of 35

reports do not apply to the Finaway site and the monitoring of rivers and groundwaters as required under the licence do not apply to the Finaway site. In addition Cavan County Council are relying on the IPPC Licence to apply the necessary mitigations regarding the emissions from the Finaway site.

The Finaway site has the greatest potential to create environmental damage to vulnerable habitats associated with Natura 2000 sites. It is suggested that the Finaway site has been in operation without any regulation, planning condition or EPA guidance since its inception.

It is also clear that the EIS misrepresents the status of the subject site and contains gross factual errors. It is suggested that the Finaway site which operated since the 1950s/60s does not have the benefit of planning permission and therefore has not been subject to compliance with planning or licensing conditions. The farm has contributed to pollution of local watercourses and ultimately Lough Sheelin. It is reiterated that the site should be assessed in the context of a greenfield site and therefore the proposal has significant potential to adversely impact on the amenity of the area concerns in relation to odour and traffic are reiterated.

The submission goes on to address some of the issues raised in the applicant's response to the grounds of appeal.

The submission argues that there has been a clear case of an abandonment of use in relation to both sites. It is also suggested that there has been intensification of use over and above the 1964 level of use. It is suggested that the proposed development is an unauthorised development by virtue of not being subject to an IPPC Licence and never having held an authorised planning approval. The below-ground slurry tanks were built in the 1950s and 1960s and a structural survey by a qualified chartered structural engineer is necessary before considering it suitable for use. No detailed evidence has been provided in relation to maintenance during the period of non-use. Thus the operation of a piggery on both sites must be considered abandoned. The appellant reiterates that the EIS is misleading and factually incorrect and therefore must be considered inadequate.

It is reiterated that the baseline study should compare the application to that associated with a greenfield site. Concerns are reiterated in relation to the spreading of slurry as fertiliser on surrounding lands and the implications this would have on water quality. The proposed works even

PL02.244342 An Bord Pleanála Page 17 of 35

if limited to repair and refurbishment, are not exempted development as asserted by the applicant and the applicant has not provided any further evidence to refute or reject the grounds of appeal as stated. The application is deficient in its consideration of other plans and policies such as the Shannon International River Basin District and the requirements of the Water Framework Directive. The proposal represents an unacceptable risk of pollution to streams and rivers feeding the Lough Sheelin SPA and pNHA and has failed to adequately address impacts in terms of residential amenity. It is also reiterated that the Finaway site has not been subject to an IPPC Licence.

7.6 EPA Submission

A submission form the EPA states that it appears from the EPA's records that the finishing site at Finaway does not have the benefit of a licence and therefore will require a licence. The EIS appears to address the key points in relation to the Environmental aspects of the proposed Activity. If and when a licence is received by the Agency all matters t do with emissions will be assessed accordingly. Where it is considered that the activity cannot be effectively regulated, the Agency cannot grant a licence in respects of the activity. EPA cannot issue a determination on a licence until a decision on the planning application has been made.

8.0 DEVELOPMENT PLAN PROVISION

The site is governed by the policies and provisions contained in the Cavan County Development Plan 2014-2020.

Section 8.12.7 relates to agriculture and landspreading of mature and sludge. It states that County Cavan is noted for its intensive agricultural activities in particular a large number of piggeries and poultry houses operate throughout the county. The intensive nature of these activities present challenges for disease minimisation and environmental protection. Substantial quantities of manure/slurry are all dependent on on-site and off-site disposal in the form of compost manufacture and the spreading of slurry. Cavan is predominantly a grassland county with an extensive network of water bodies interspersed by drumlin terrain many of which are sensitive in nature. The effect of management and disposal of off-site agricultural waste will ensure that the contamination of ground and surface waters are avoided. The sustainable development of the agricultural industry in Cavan depends on quality systems that take account of nutrient balances sensitive water bodies, topography and soil conditions. The success of ensuring that our water resources are safe

PL02.244342 An Bord Pleanála Page 18 of 35

and that farming practices are regulated, depends on an integrated approach in the sector between the Department of Agriculture, the Farming Sector, the Council and the EPA. Applications for planning or IPPC Licensing should consult with the Council in relation to the disposal arrangements for pig, poultry and bovine manure as well as spent mushroom compost.

Water protection policies include the following:

NHEP26: to protect the water resources of County Cavan,

NHEP27: to protect the river, streams, lakes and other watercourses in the county in order to promote sustainable and suitable habitats for flora and fauna.

NHEP28: to promote the engagement of developers and regulators in sustainable development and encourage a high standard of environmental protection. The precautionary principle will apply where significant risk to environment exists.

NHEP29: to achieve good status in all our water bodies and prevent the deterioration of existing water status in all water bodies in accordance with the requirements of the Water Framework Directive and to any development where the potential adverse effects are not fully understood in which case, the development shall not proceed. The burden of proof shall be solely with the applicant to ensure that the proposed activity will not cause significant environmental harm.

NHEP30: to ensure that all industrial and agricultural developments generating manure, organic fertiliser and sludge that are dependent on the off-site recovery or disposal of waste take area mapping into account. Including lands with impaired drainage or percolation properties and lands where rock outcrop and extreme vulnerability of groundwater is present. Restrictions shall apply in areas where watercourse catchments are present.

NHEP31: to ensure the implementation and enforcement of the European Communities "Good Agricultural Practice for the Protection of Water Regulations" and the associated European Communities "Good Agricultural Practice for the Protection of Water Regulations" 2010.

In terms of objectives for water protection, the flowing Objectives are relevant:

PL02.244342 An Bord Pleanála Page 19 of 35

NHEO50: states that all applications for development shall be assessed in terms of the potential impact on the quality of surface waters through the implementation of, where applicable, the River Basin Management Plans, and the objectives and targets set out in these plas.

NHEO51 all development applications are assessed in compliance with the "European Communities Environmental Objectives on (Surface Water) Regulations 2009 and the European Communities Environmental Objectives (Groundwater) Regulations 2010".

Section 3.4 of the Development Plan sets out policy in relation to agriculture and farm diversification. In general it is stated that it is widely acknowledged that agriculture is a crucial driver in restoring Ireland's economic growth and creating employment over the next number of years, particularly in the food processing areas. Cavan County Council will continue to support initiatives to promote agricultural employment in the county whilst the agricultural sector undergoes challenges posed by modernisation, restructuring, market development and the increased importance of environmental issues. The agricultural policies include the following:

EDP1: to implement at County level, the provisions set out in Harvest 2020 subject to environmental carrying capacity constraints.

EDP2: to facilitate and encourage the sustainable development of agricultural enterprises, agri-tourism projects and farm diversification and other suitable proposals that supports the development of alternative rural enterprises.

EDP3: to promote sustainable agricultural development whilst ensuring that development does not have an undue negative impact on the visual amenity of the countryside.

The agricultural objectives include the following:

ED01: to promote the continued development and expansion of the agrifood sector.

ED04: to ensure that all agricultural activities comply with legislation on water quality such as the Phosphorous Regulations, the Water Framework Directive and the Nitrates Directive.

PL02.244342 An Bord Pleanála Page 20 of 35

ED07 to support agricultural development as a contributory means of maintaining population in the rural area and sustaining the rural economy whilst maintaining and enhancing the standing of rural environment and through the application of the Water Framework and Habitats Directive.

10.0 PLANNING ASSESSMENT

I have read the contents of the file including the EIS and I have visited the site. I have also had particular regard to the issues raised in the grounds of appeal. I consider that the pertinent issues in determining the application and appeal before the Board are as follows:

- The licensing of the subject site by the EPA
- The issue of abandonment of Use
- Burloses only day offer The quality and contents of the EIS
- Traffic Issues
- Odour Issues
- Noise Issues
- Appropriate Assessment of the diff
 Property Devalue:

The Issues of the Licensing of the Subject Site by the EPA

The grounds of appeal place major emphasis on the contention that the licensing of the existing piggery only related to the Drumscruddan site and did not relate to the Finaway site which is the subject of the current application and appeal. In support of this contention the applicant attached as an appendix, a copy of the IPPC Licence No. 427. It appears from this licence that the activity's licence under Section 83(1) of the Act relates to the rearing of pig in installations at the complex in Drumscruddan and within 100 metres of that complex. No specific reference appears to have been made to the Finaway site in relation to the licence. The submission from the Agency to the Board confirms the appellant's assertion that the Finaway Site does not have the benefit of a licence. Notwithstanding this conclusion the argument set out in the grounds of appeal in my view are somewhat irrelevant as the appeal in question relates to a new application for which planning permission is sought and it is openly acknowledged in the application and in the EIS that a licence application will subsequently be submitted to the EPA as part of the licensing procedures which are necessary to commence

PL02.244342 An Bord Pleanála Page 21 of 35 operations on the farm. Therefore while historically there may have been some anomalies in relation to the licensing procedures associated with both the Drumscruddan and the Finaway site, it appears that these would be appropriately addressed by way of the new licence application. In fact I note a letter from the EPA on file which clearly states that "on the basis of the information provided, the activity proposed in the planning applications will require a new licence under the EPA Acts 1992 as amended, and/or a review of the license mentioned above". The licensee has not yet applied to the Environmental Licensing Programme for a determination in this this regard.

It is apparent therefore from the information contained on file that the applicant in this instance is seeking planning permission for a new piggery enterprise on a site which historically accommodated a piggery enterprise and that this new enterprise requires both planning permission and a new licence from the Agency. The applicant has clearly acknowledged this to be the case. The Board will be aware under the current legislative provisions, the applicant can only apply for a new IED Licence (former IPPC Licence) only after he has applied for planning permission for the proposed development. Whether or not historical operations on the Finaway site required an IPPC Licence is not critical to the determination of the current application in my view.

The Issue of Abandonment of Use

In some respects the issue of abandonment of use is not particularly germane or material to the Board's deliberations on the application and appeal. I state this because it is not the applicant's intention to resume works on site on grounds that there is an established use. The applicant in this instance is seeking planning permission for a development of a piggery enterprise on the Finaway site and is not seeking a continuance of use without the benefit of obtaining planning permission.

Notwithstanding this point and in the context in which the issue was raised in the grounds of appeal, it is in my view appropriate to establish whether or not an abandonment of use has taken place solely to ascertain whether or not baseline studies contained in the EIS should have been based on existing operations on site or, as the applicant argues, should have been based on a greenfield site on the basis that an abandonment of use had taken place.

PL02.244342 An Bord Pleanála Page 22 of 35

I visited the site and noted that no piggery operations were taking place on the site in question. It also appeared from the current state of the buildings that it had been some time since the site was last used as a piggery. According to the information contained on file, the piggery was last in operation around the period 2008 to 2009. This is quite a significant lapse in time in planning terms however case law suggests that the period of time in which a particular use has been ceased is not the sole criteria or test in which to conclude that an abandonment of use has taken place. I note that the appellant relies on an article by Garrett Simons (BL) contained in the Judicial Studies Institute Journal of 2004 which concludes that "if the use has been discontinued, then it can be said to have been abandoned with the result that the resumption subsequently of the use would constitute a material change of use and require planning permission". If the Board were to apply the above criteria I think it could be reasonably concluded in this instance that an abandonment of use has taken place.

While it can be reasonably argued that a factual cessation of the activity had occurred on the site, a more difficult question arises as to whether or not the applicant had the intention to resume the said activity on site. The fact that the buildings remained on site unaltered over the intervening period might suggest that it was the applicant's intention always to resume activities on site when economic circumstances permitted. A letter on file from An Teagasc also suggested that with the minimum amount of refurbishment, the buildings and associated infrastructure on site are suitable for the resumption of a piggery enterprise. Many of the legal tests for an abandonment of use are set out in Dublin County Council versus Tallaght Block Company Limited (1982) ILRN534. The applicant argues that while the farm may not have been stocked for a number of years (due primarily to the receivership process) it was effectively still operating/ being maintained to facilitate restocking at some future point. It was also stated that limited maintenance has also been continual throughout this period. The fact that the site has not appeared to have accommodated any intervening uses would also support the applicant's contention that the cessation of use was temporary in nature and it was always the applicant's intention to resume activities on the site in question. Having regard to the above tests or criteria I consider that it can be reasonably argued notwithstanding the period of time for which activities ceased on site, that an abandonment of use had not taken place on the grounds that the applicant had always intended to reuse the site as a piggery.

PL02.244342 An Bord Pleanála Page 23 of 35

I would reiterate the fact that the current application seeks a de novo permission associated with the site the issue of abandonment is not kernel to this central deliberation before the Board i.e. whether or not planning permission should be granted in this instance. However it is an important consideration in determining the appropriate baseline environment. If the Board conclude that an abandonment of use has not taken place in this instance it would also be reasonable to conclude in my view that the operation of a piggery on site could form the basis of the baseline studies for the purposes of carrying out an environmental impact assessment.

The Quality of the EIS Submitted

The grounds of appeal argued that the EIS is inadequate and substandard and does not allow the Board to make an adequate assessment of the proposed development. It is incumbent upon the applicant to submit an environmental impact statement having regard to the nature of the activity proposed. This is the statutory requirement as the proposal lies above the threshold set out in Schedule 5 Part 2(1)(e)(ii) of the Planning and Development Regulations 2001 as amended. In accordance with the provisions of the EIA Directive and Section 171A of the Planning and Development Act 2000 the EIS submitted must assess the direct and indirect effects of the proposed development on the following:

- (a) Human beings, flora and fauna,
- (b) soil, water, air, climate and the landscape,
- (c) material Assets and cultural heritage, and
- (d) the interaction between the factors mentioned in (a), (b) and (c) above.

In addition Schedule 6 of the Planning and Development Regulations 2001 as amended sets out the information to be contained in an EIS. While some issues regarding the environmental impact could have been investigated and set out more comprehensively, I am generally satisfied that the EIS submitted meets the statutory requirements as set out in Section 171A of the Act and Schedule 6 of the Planning and Development Regulations. The proposal sets out a description of the proposed development and a description of the aspects of the environment likely to be significantly affected by the proposed development. In this regard specific reference is made to human beings,

PL02.244342 An Bord Pleanála Page 24 of 35

fauna and flora, soil, water, air, climate and the landscape and material assets including the archaeological heritage and cultural heritage of the area. The EIS also assesses alternatives and the inter-relationship between the above factors. Generally the EIS in my view provides sufficient information to enable the Board to carry out an assessment of the potential impacts arising from the proposed development. The Board, as the competent authority in this instance is required to carry out the EIA based on the information contained in the environmental impact statement. I will deal with issues relating to environmental impact under specific headings set out below. However I will conclude that the original EIS submitted together with the additional information submitted to the Planning Authority on foot of its request, that the EIS legally complies with the requirements as set out under Section 171A of the Act and Schedule 6 of the Regulations.

Odour

The original submission to the Planning Authority from the appellant raises concerns in relation to odour arising from the proposed development. This issue was elaborated upon in the applicant's grounds of appeal and further submission to the Board on 2nd March. It was suggested that under the previous operations on site, odour was intolerable particularly during periods of slurry spreading and in hot weather. As already mentioned, the application would be the subject of licencing requirements. As such An Bord Pleanála shall not, where it decides to grant planning permission in respect of any development comprising of an activity for which a licence is required, attach conditions which are for the purposes of controlling emissions from the operation of the activity including the prevention limitation, elimination or abatement or a reduction of those emissions. Thus if the Board consider it appropriate to grant planning permission in this instance, it could not include conditions for the purposes of controlling odour.

Notwithstanding this, and in accordance with legislative provisions, the Board could still refuse planning permission for environmental reasons including reasons relating to excessive odour. It is clear from the documentation contained on file, including the applicant's response to the grounds of appeal, that odour management measures will be put in place over and above those associated with the previous enterprise which will result in a significant reduction in odour emissions. These include:

- The removal of uncovered manure storage tanks which were the greatest potential point sources of odour from the previous farm will significantly improve odour reduction.
- The response to the grounds of appeal also indicates that the diet of the livestock will be altered to minimise any potential odour impact and this will be a normal condition of any EPA licence.
- The EIS states that odours and emissions from modern well managed pig farms are insignificant outside the confines of the building and adjoining yards. It is stated that manure will be removed only by vacuum and there will be no odours created from the manure withdrawal.

There can be no doubt in my view that odour generation from intensive agricultural units such as piggeries can be significant. However they can be minimised through good management including covering all manure storage infrastructure and good housekeeping such as continuously washing and disinfecting weaner houses etc. I note that the applicant's dwellinghouse is c.280 metres from the Finaway site and having regard to the management practices proposed and the separation distances it is considered that the proposed development will be acceptable and planning permission should not be refused for reasons relating to odour generation.

Issues in relation to slurry spreading are most suitably addressed through the requirements set out under S.I. 31 of 2014. This issue is dealt with further below.

Noise

Similar conclusions can be reached in relation to noise. Noise generation during the operation of the proposed facility will be subject to licensing requirements. It is not anticipated that significant noise generation will arise during the construction period. Some noise will be generated from the demolition and construction of new pig houses. However the site is located in a rural area with the nearest noise sensitive receptors including the house of the appellant located c.280 metres away. Construction noise will be temporary and will not in my view give rise to significant amenity issues.

EPA Export 26-11-2015:00:51:25

Traffic

The grounds of appeal argue that no comprehensive or robust traffic impact analysis was carried out as part of the EIA process. Traffic associated with the proposed development is likely to be modest and is indicated in Section 7.8 of the EIS. Feed deliveries to the site are estimated to be between 3 and 4 loads a week. The transport of pigs to and from the farm is likewise estimated to be between 2 and 3 loads per week while the transport of organic fertiliser/manure from the farm is likely to be c.2 loads per day. Additional transport of staff and visitors are also likely to be modest. Based on the above figures it is unlikely that traffic generation to and from the site will exceed 10 to 12 trips per day and this will not give rise to any significant traffic issues on the surrounding road network. The site in question is located in close proximity to the R194 Regional Route which is a well surfaced road and generally in good condition. While the proposal will give rise to some large HGV traffic, this is typical traffic associated with an agricultural enterprise located in a rural area and does not in my view warrant reasonable grounds for refusal. I acknowledge that the EIS does not assess the impacts of the proposed development arising from construction traffic. The proposal will involve the demolition of a number of pig houses and the construction of new large pig houses which will give rise to increases in the levels of traffic during the construction phase. However given the modest nature and size of the overall development together with the temporary nature of the construction traffic, I do not consider that such traffic will give rise to a significant environmental impact in terms of surrounding residential amenity.

Water Pollution

There can be little doubt that the proposed development has the potential to pollute groundwater and surface water in the vicinity. Manure will be collected in slatted tanks beneath the pig houses. The EIS states that the proposed structures will be constructed to Department of Agriculture, Food and the Marine standards for the construction of farm buildings and that leaked detection systems will be placed under the slatted tanks to ensure that no leaks of manure to groundwater occurs. Furthermore it is stated that provision will be made for a substantial amount of excess slurry storage capacity well above the six month minimum requirement to ensure that no storage issues arise. It is also noted that the aquifer vulnerability classification for the area is rated as low and the aquifer classification is PI (poor aquifer bedrock which is generally unproductive). Arising from the

characteristics of the site and the mitigation measures to be incorporated into the design, and construction of the slatted tanks, I do not consider that the proposed development represents a threat to underlying groundwater.

In terms of surface water it is noted that the Finaway River runs along the northern boundary and through part of the northern portion of the site. This river could form a significant and efficient pathway for transporting potential pollutants into the Mount Nugent River and on into Lough Sheelin which is according to the information contained on file susceptible to eutrophication. Appropriate surface water management is in my view the key environmental issue associated with the site having particular regard to the proximity of the Finaway River to the operational area. Detailed and strict surface water management is required on site to ensure that no pollution risks arise. It is proposed that all surface water from the farm will discharge through one or more stormwater discharge points. All soiled water generated from the farm must be directed to the manure slatted storage tanks beneath the pig houses.

Perhaps the greatest potential for soiled water entering the Finaway River is from the loading and unloading of pigs entering and leaving the proposed houses. The EIS indicates that all pigs will be delivered to the proposed houses via an enclosed concreted area and that all soiled water leaving this area will be directed towards the manure storage tanks.

Provided proper management measures are put in place and appropriate protocols are in force to ensure that only clean stormwater is discharged to the Finaway River and all other soiled waters are directed to the manure tanks and appropriately transported off site, I consider that the proposed development will not represent a threat to surface water bodies in the area. This issue in my view can appropriately be addressed by way of condition.

Other Ecological Impacts

Having inspected the site I do not consider that the proposed development will adversely impact on existing flora and fauna. The site currently accommodates a high density of buildings and yard areas and according to the EIS there are no specific unique habitats in terms of flora and fauna. The proposed development will involve the refurbishment and replacement of existing buildings and therefore the impact is not deemed to be significant.

PL02.244342 An Bord Pleanála Page 28 of 35

The Spreading of Slurry on Surrounding Lands

The grounds of appeal express concerns in relation to the spreading of slurry on surrounding farmland. In particular concerns are expressed in relation to odour emissions, lack of detail concerning the recipient farms and potential problems with regard to nitrate and phosphate loadings on the lands in question. I would agree with the response to the grounds of appeal which highlights that it is a requirement of the applicant and any farmers in the vicinity which are in receipt of the manure and fertiliser from the piggery to fully comply with the requirements set out in S.I. 31 of 2014 (European Union Good Agricultural Practice for the Protection of Waters) Regulations 2014. As the Board is aware, these Regulations are very prescriptive in relation to farmyard management capacity storage requirements and facilities for pig manure and nutrient management in terms of spreading slurry on farmlands. The applicant is obliged and required to comply with the above Regulations which are deemed to constitute good agricultural practice and farming management associated with the handling, management and spreading of manure. There is nothing to suggest that the applicant or the farmers in question will not comply with their lawful obligations as required by the above Regulations. I would also agree with the inspector's conclusion under PL02.240879 where it is stated that it is not normally useful or appropriate for a planning decision to attempt to regulate matters for which a separate specific regulatory regime has been established by statute.

Other Issues

I am satisfied based on the information contained in the EIS that the proposed development will not have any adverse impact on the cultural heritage of the area. The site is not located on or in close proximity to any historical monuments or protected structures and as such the proposal will not in my view adversely affect the composition or setting of any archaeological or architectural heritage structures.

The proposal is also deemed to be acceptable from a visual amenity point of view as already pointed out the site is well screened from vantage points along the public road and the proposal involves the demolition and replacement of existing buildings on site. The size and scale of the buildings proposed are typical agricultural buildings which are reflective of the rural area and therefore acceptable in my view.

PL02.244342 An Bord Pleanála Page 29 of 35

With regard to waste management practice, I note that the Appendix 11 of the EIS contains a Construction on Waste Demolition Management Plan. Some concerns have been expressed on file that the existing roofs may incorporate asbestos and would therefore require the services of a specialised contractor to remove this material. Issues in relation to C&D waste can be addressed appropriately by way of condition.

Property Devaluation

Based on my assessment as set out above, I do not consider that the proposed development will adversely impact on the environmental quality of the area or the residential amenities of the area. It is reiterated that emissions associated with the development will be the subject of a separate licence from the EPA. However I can only conclude that the proposed development in not having an adverse impact on either the environment or residential amenity will not result in a devaluation of

12.0 APPROPRIATE ASSESSMENT OF THE PROPRIES. OF THE PROPR An Appropriate Assessment Screening Report was submitted with the application. The report was prepared for both sites (the Finaway site and the Drumscruddan site). The nearest designated Natura 2000 sites are the Lough Sheelin SPA, the Lough Kinnale and Derragh Lough SPA. The former is located approximately 3.85 kilometres to the southwest of the site and the latter site is located beyond Lough Sheelin approximately 121/2 kilometres from the site. The River Boyne and River Blackwater SAC is located just over 14 kilometres to the east of the site. The screening exercise rightly concludes in my view that the separation distance between the site and the nearest designated Natura 2000 sites are significant and this limits possible direct impacts from the proposed development. In the case of the River Boyne and River Blackwater SAC this designated site is located outside the water catchment area of the subject site and therefore does not incorporate any hydrological connection with the subject site. The Lough Sheelin SPA and Lough Kinnale and Derragh Lough SPA are unlikely to be affected by the proposed development. However if discharges from the site in question ultimately effect nutrient loads associated with either Lough this could potentially have subsequent effects on feeding grounds for birds which form conservation objectives associated with both SPAs. However I have argued above that with appropriate surface water management

An Bord Pleanála Page 30 of 35 PL02.244342

within the proposed pig farm the proposal will not result in any contamination of surface waters which ultimately flow into Lough Sheelin. I have therefore satisfied that the proposed development will not result in any potential significant effect on designated Natura 2000 sites.

I note however that the screening exercise undertaken excluded the Moneybeg and Clare Island Bods SAC which is located on the southern shores of Lough Sheelin. The conservation objectives associated with this SAC include active raised bogs, degraded raised bogs still capable of natural generation and depressions on peat substrates. None of these habitats which formed qualifying interests of the SAC will in my opinion be under any potential threat arising from the proposed development. The distance between the site and the Moneybeg and Clare Island Bogs is in the order of 7.3 kilometres.

It is reasonable to conclude that on the basis of the information on the file, which I consider adequate in order to issue a screening determination, that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on any other European site in the vicinity, in view of the site's Conservation Objectives, and the fact that some of the European sites in the vicinity are located in a different hydrological catchment areas and therefore a Stage 2 Appropriate Assessment (and submission of a NIS) is not therefore required.'

12.0 EIS ASSESSMENT

I consider that the EIS submitted complies with the requirements of Articles 94 and 111 of the Planning and Development Regulations 2001 in that in contains the information specified in schedule 6 of the Regulations and that is information is presented in an adequate manner. The document identifies and describes the likely significant direct and indirect effects of the proposed piggery on the existing environment and comments on the interaction of these effects in accordance with the legislation. It likewise assesses the likely significant effects on the environment and set out specific mitigation measures in order to reduce and off-set potential environmental impacts and reaches adequate and formulated conclusions regarding residual impacts. As already set out previously in my assessment I consider some issues regarding the environmental impact could have been investigated and set out more comprehensively in the document, however I am generally satisfied that the EIS submitted meets the statutory requirements as set out in

PL02.244342 An Bord Pleanála Page 31 of 35

Section 171A of the Act and Schedule 6 of the Planning and Development Regulations. I further consider that likely residual effects have been identified and as argued above in my assessment these residual effects are deemed to be acceptable in the context on potential environmental impacts.

13.0 CONCLUSIONS AND RECOMMENDATION

Arising from my conclusions above I consider the proposed development to be acceptable in principle and I therefore recommend that planning permission be granted for the proposed development. I base these conclusions on the grounds that the proposed development would provide an intensive agricultural enterprise in a rural area where such a use is appropriate. Furthermore the proposed development will not give rise to an undue risk to water pollution or any other environmental impacts and the proposed development, subject to complying with appropriate conditions, would not have any material adverse impact on the residential amenities of residents in the wider area.

12.0 DECISION

Grant planning permission for the proposed development in accordance with the plans and particulars logged and based on the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the agricultural nature of the proposed development in a rural location, together with the pattern of development in the area and the provisions of the Cavan County Development Plan 2014-2020 it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not give rise to an undue risk of water pollution and would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

PL02.244342 An Bord Pleanála Page 32 of 35

CONDITIONS

The development shall be carried out and completed in accordance with the plans and particulars lodged with the planning application as amended by further plans and particulars lodged on the 20th day of October 2014, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development and the development shall be carried out and completed in accordance with agreed particulars.

Reason: In the interest of clarity.

Water supply and drainage arrangements for the site, including the disposal of surface and soiled water shall comply with the requirements of the planning authority for such works and services. In this regard only uncontaminated surface water run-off shall be discharged into the adjoining River Finaway and all contaminated and soiled waters shall be directed to the manure storage tanks located on site. All drainage details shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

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

- 3. The proposed piggery enterprise shall run in strict accordance with the requirements of the European Communities (Good Agricultural Practice for the Protection of Water) Regulations 2014 (S.I. 31 of 2014) and shall provide at least for the following:
 - Detail of the number of livestock to be housed at the development at any one time.
 - The arrangements for the collection, storage and disposal of all effluent generated from the facility.
 - The arrangements for the cleansing and disinfecting of buildings and structures including the public road where relevant.

Reason: In order to avoid pollution and protect residential amenity.

 All liquid effluent and other contaminated run-off generated by the proposed development in the farmyard shall be conveyed through properly constructed channels to the proposed storage facilities and no effluent or other contaminated run-off shall discharge or allowed to be discharged to any stream, river, watercourse or public road.

Reason: In the interest of public health.

5. Slurry generated by the proposed development shall be disposed of by spreading on land or other acceptable means to be agreed in writing with the planning authority. The location, rate and time of spreading (including prohibited times for spreading) and the buffer zones to be applied shall be in accordance with the requirements of the European Communities (Good Agricultural Practice for the Protection of Water) Regulations 2014 (S.I. No. 31 of 2014).

Reason: To ensure the satisfactory disposal of waste material in the interest of amenity, public health and to prevent pollution of watercourses.

6. The external blockwork on all the pig houses shall be properly rendered and painted in good quality of suitable paint and details of the colour of all external finishes shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

7. Details of the finishes of any other agricultural sheds, the location of fencing of paddocks and other areas and the design, scale and finishes of any feeding silos on site shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In order to allow the planning authority to assess the impact of these matters on the visual amenity of the area prior to the commencement of development.

8. Construction and demolition waste shall be managed in accordance with the construction waste and demolition management plan submitted as Appendix 11 to the EIS which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. This plan shall be prepared in accordance with "Best Practice Guidelines on the Preparation of Waste Management Plans for the Construction and Demolition Projects" published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provisions of the Waste Management Plan for the region of which the site is situated.

Reason: In the interest of sustainable waste management.

 Any asbestos sheeting that is removed from any structures within the site shall not be reused and shall be disposed of appropriately using an authorised waste contractor.

Reason: In the interest of public health and the proper planning and sustainable development of the area.

Paul Caprani,
Senior Planning Inspector.

13th April, 2015.

rk/sg

Consent of Consent

PL02.244342 An Bord Pleanála Page 35 of 35



Comhairle Chontae an Chabháin Teach na Cúirte, An Cabhán Cavan County Council Courthouse, Cavan **L** +353 (0)49 437 8300

eolas@cavancoco.ie

li twitter.com/cavancoco

facebook.com/cavancoco

9th September 2015

Attn: Paraic Fay

CWL Environmental Planners Ltd. Farnham Street Cavan

RE: Planning History on sites at Finaway, Crosserlough and Drumscradden, Ballyjamesduff – Determination of the requirement for an Environmental Impact Assessment (EIA).

Dear Sir,

I refer to your email dated the 01/09/2015 regarding the above agricultural planning applications. You are advised that: Cavan County Council Planning Authority has reviewed the planning history for the abovementioned sites and confirms that the Planning Authority has made a determination that an Environmental Impact Assessment (EIA) was not required for the following Planning Applications:

05/2065- Maguire Pigs: construct 1 no. loose dry sow house (to accommodate loose sow housing as required by incoming E.U. animal welfare regulations) together with all associated site works arising from the proposed development, this application relates to a development that requires an integrated pollution prevention and control (IPPC) licence underpart IV of the environmental protection agency (licensing) regulations 1994 to 2004;

06/2449: Maguire Pig Farms - decomplission 3 no existing pig fattening house and construct 2 no replacement pig fattening houses in order to aid compliance with the incoming nitrates directive, together with all ancillary structures and associated site works on the site of existing pig farm. (development granted but not compenced)

07/817 : Maguire Pig Farms - decommission 4 no. existing sow / gilt houses and construct 2 no. replacement sow / gilt houses together with all ancillary structures and associated site works on the site of existing pig farm; and

07/710: Maguire Pig Farms - decommission 4no.existing pig fattening houses and construct 1no. replacement pig fattening house in order to aid compliance with the incoming Nitrates directive, together with all ancillary structures and associated site works on the site of existing pig farm. (development granted but not commenced).

I trust this information has answered your query.

Regards,

Executive Planner Cavan County Council



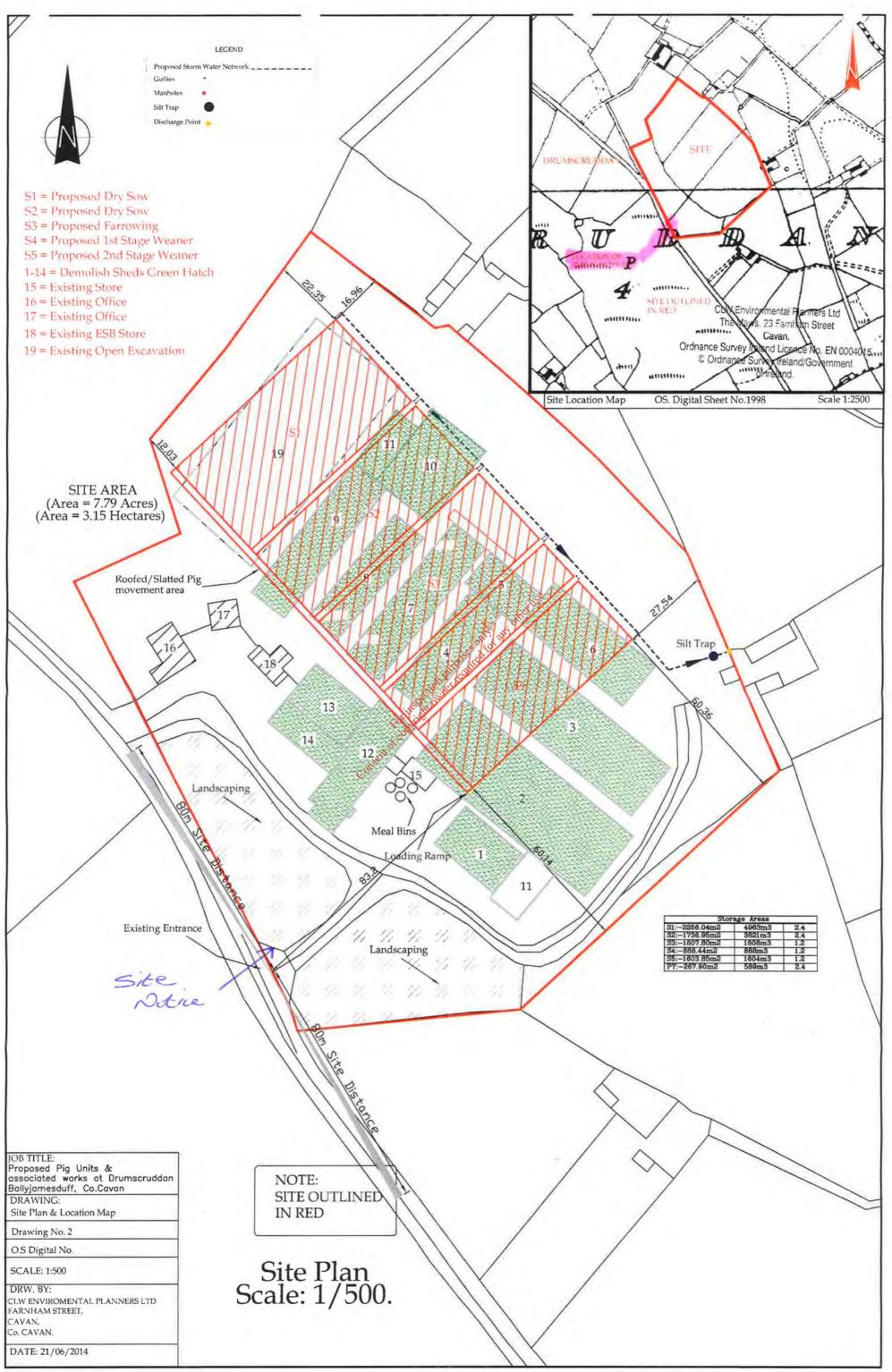
Attachment No. B8

Copy of Site Notice.

Map showing Location of Site Notice
Copy of Newspaper Advertisement
Copy of Notification to Local Authority

Consent of copyright owner required for any other use.

Finaway Farms Attachments





"APPLICATION TO THE ENVIRONMENTAL PROTECTION AGENCY FOR A REVIEW OF A LICENCE"

Site Notice

Notice is hereby given in accordance with the E.P.A. Acts 1992 to 2013, that Finaway Farms, Finaway, Ballyjamesduff, Co. Cavan intend to apply to the Environmental Protection Agency (E.P.A.) for a review of their Licence for their pig farm at Drumscruddan, Crosserlough, Co. Cavan, National Grid Reference E 248647 N291408. This review will also seek to incorporate the pig farm at Finaway, Ballyjamesduff, Co. Cavan, National Grid Reference E249963 N 288982 within the scope of this licence.

This enterprise is classed as:

Activity Class 6.2, "The rearing of pigs in an installation, where the capacity exceeds (a) 750 places for sows, and/or (b) 2,000 places for production pigs which are each over 30kg.

An Environmental Impact Statement relating to this activity, which has been submitted to Cavan County Council, will be submitted to the Agency as part of this application.

A copy of this application for a Licerce, including the Environmental Impact Statement and any further information relating to the effects on the environment of the emissions from the activity which may be furnished to the Agency in the course of the Agency's consideration of the application, may be inspected on the Agency's website or inspected at or obtained from the headquarters of the Agency (Tel: Lo-call 1890 33 55 99 or 053-9160600) as soon as is practicable after the receipt by the Agency of the application for the licence.

Signed:

(on behalf of applicant)

Paraic Fay B.Agr.Sc.

C/o C.L.W. Environmental Planners Ltd.,

The Mews,

23 Farnham St.,

Cavan.

Date of erection of Site Notice: 15th October 2015



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

Phone: 049-4371447/9 Fax: 049-4371451

E-mail: info@clwenvironmenta

Cavan County Council, Farnham St, Cavan, Co. Cavan.

15th October 2015

Re: APPLICATION TO THE ENVIRONMENTAL PROTECTION AGENCY FOR A LICENCE

Dear Sir/Madame,

Notice is hereby given in accordance with the E.P.A. Acts 1992 to 2013, that Finaway Farms, Finaway, Ballyjamesduff, Co. Cavan intend to apply to the Environmental Protection Agency (E.P.A.) for a review of their Licence for their pig farm at Drumscruddant Crosserlough, Co. Cavan, National Grid Reference E 248647 N291408. This review will also seek to incorporate the pig farm at Finaway, Ballyjamesduff, Co. Cavan, National Grid Reference E249963 N 288982 within the scope of this licence.

This enterprise is classed as:

Activity Class 6.2, "The rearing of pigs in an installation, where the capacity exceeds (a) 750 places for sows, and/or (b) 2,000 places for production pigs which are each over 30kg.

An Environmental Impact Statement relating to this activity, which has been submitted to Cavan County Council, will be submitted to the Agency as part of this application.

A copy of this application for a Licence, including the Environmental Impact Statement and any further information relating to the effects on the environment of the emissions from the activity which may be furnished to the Agency in the course of the Agency's consideration of the application, may be inspected on the Agency's website or inspected at or obtained from the headquarters of the Agency (Tel: Lo-call 1890 33 55 99 or 053-9160600) as soon as is practicable after the receipt by the Agency of the application for the licence.

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.

Yours Faithfully.

Paraic Day B. Agr. Sc.

CLASSIFIEDS

To advertise on this page please contact Donna on 049 4379706 or email donna@anglocelt.le

TUITION

Grinds for Leaving Cert Biology and Chemistry. Call Cath at 049-8540088

Leaving Cert Honours Maths Student required grinds. Cavan/Ballinagh Contact 086-1262843

Science Grinds. Junior Science Certificate and Leaving Certificate Biology grinds available. With a key focus on state exam preparation. Reasonable rates, willing to travel within the Cavan region. For further information please contact 086-1613898

TURF & FIREWOOD

Firewood for sale. Small and large loads delivered. All good Ash and 087-2600609.

Loads of top quality Turf for sale, delivered in 6-ton lorry loads @ €480. Contact Sean 087-2571993 anytime.

Quality-Hopper Lorry-loads €495, seasoned split-firewood loads-€495 50 bags-turf €160. 50-bags of logs €175. All-delivered or collected, 086-2799649

Turf-for-sale, top-quality hopper-turf, delivered, 6ton lorry-loads @ €500 per-load, Phone-Philip-Junior 087-2368020 anytime.

PLANNING NOTICES

Cavan County Council. Planning permission is sought to construct a dormer style dwelling, a detached domestic garage, form new entrance from roadway, install waste water treatment system and percolation area and all associated site works at Knocknagartan, Virginia, Co. Cavan on behalf of Luke planning Carroll. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and that a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will considered by the planning authority in making a decision on the application. The planning authority may grant without conditions, or may refuse to grant permission. Signed: Hanley Taite Design Partnership, Virginia. RIAI Registered Practice. 049-8548436. mail@hanleytaite.com.

PLANNING NOTICES

Application to the Environmental Protection Agency for a review of a Licence. Notice is hereby given in accordance with the E.P.A. Acts 1992 to 2013, that Finaway Farms, Finaway, Ballyjamesduff, Co. Cavan intend to apply to the Environmental Protection Environmental Agency (E.P.A.) for a review of their Licence for their pig farm Drumscruddan, Crosserlough, Co. Cavan, National Grid Reference E 248647 N291408. This review will also seek to incorporate the pig farm at Finaway, Ballyjamesduff, Co. Cavan, National Grid Reference E249963 N 288982 within the scope of this licence. This enterprise is classed Activity Class 6.2, " The rearing of pigs in an installation, where the capacity exceeds (a) 750 places for sows, and/or (b) 2,000 places for production pigs which are each over 30kg. An Environmental Impact Statement relating to this activity, which has been submitted to Cavan County Council, will be submitted to the Agency as part of this application. A copy of this application for a Licence, including the Environmental Impact Statement and any further information relating to the effects on the environment of the emissions from the activity which may furnished to the Agency in the course of the Agency's of consideration application, may be inspected on the Agency's website or inspected at or obtained from the headquarters of the Agency (Tel: Lo-call 1890 33 55 99 or 053-9160600) as soon as is practicable after the receipt by the Agency of the application for the licence. Signed: Paraic Fay B.Agr.Sc., C/o C.L.W. Environmental Planners Ltd., The Mews, 23 Farnham St., Cavan,

Cavan County Council. Planning Permission is sought to construct a 5 bay dry bedded extension to existing slatted shed (Previous Planning Ref 07/546) at Bawn and Derrindrehid, Killeshandra, Co. Cavan, Works include construction of concrete apron and associated site development works. The planning application may be inspected or purchased at a fee not exceeding the cost of making a copy at the offices of the Planning Authority at Cavan County Council Offices, Farnham Street, Cavan during office hours. A submission or observation in relation to the the Planning Authority in writing on payment of the prescribed fee within a period of 5 weeks beginning the date of receipt by the Planning Authority of the Application. Signed: Padraig O'Reilly.

PLANNING NOTICES

Cavan County Council.

Full Planning permission is being sought to construct a silage pit with 2.4m high retaining walls and associated site works for Mr. Thomas McGahern Drumhillagh, Carrigan, The Cavan. planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the planning authority at Cavan County Council Offices, Farnham Street, Cavan during office hours. A submission or observation in relation to the application may be made to the Planning Authority in writing payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application, and such submissions or observations will considered by the planning authority in making a decision on the application. planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Cavan County Council:

Planning permission sought to retain alterations to previously approved extension (planning ref: 15/30) at Pullamore Near, Cavan. Co. Cavan. The planning application may be inspected, or purchased at a exceeding the fee not reasonable cost of making a copy, at the offices of the planning authority at Cavan its its and and County Council, Farnham Centre. Farnham Cavan during opening hours of and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. Signed: Irene Young & Staurt Wann c/o Michael Fitzpatrick Architects MRIAI, Clones Rd, Butlersbridge. Tel: 049 4365800

Cavan County Council-Planning permission is sought to demolish old dung yard and build a slatted cow shed with associated facilities at my lands at Mountnugent, Co. The planning Cavan. permission may be inspected or purchased at the offices of the Planning Authority, Cavan County Council, Cavan, during office hours. A submission or observation in relation to the writing to the planning authority on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt of application by the authority. Signed, Fergal O'Beirne

PLANNING NOTICES

Cavan County Council:-

Planning permission is sought to retain 2 no. temporary accommodation portacabins comprising of 2 no. fully classrooms, serviced connection to foul sewer, watermain and associated site works at Cullyleenan, Ballyconnell, Co. Cavan. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and that a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. Signed:-Board of Management Ballyconnell Mixed National School, C/o Micheal Maguire Architects, MRIAI. Conall Street, Building, Main Ballyconnell. (049) 9526899, 087 4188329.

Cavan County Council:-

Planning permission is sought to retain alterations to wood processing facility previously approved under planning reference numbers 97/698, 04/13 05/1769, 00/1456. 07/2345 which includes the following (a) 2 no. additional extensions to front (east) and infill extension to rear (west) of wood processing factory (b) saw dust silo and storage racks (c) additional floor area to existing general purpose shed to rear with alterations to plans and elevations (d) alterations to elevations of previously approved applications together with planning permission for three bay extension to side (north) of existing wood processing factory and associated site works at Kiltynaskellan, Doogary, Co. Cavan. An application is being made to the EPA for an extension of existing the integrated pollution control licence. The planning application may

be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and that a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

Signed:-Woodford Timber Products Ltd, C/o Micheal Maguire MRIAL Architects Conall Building, Main Street, Ballyconnell. (049) 9526899, 087 4188329.

Vodafone Ireland Ltd intend to apply for Retention Permission of a 21m telecommunications support structure, carrying associated antennae and link dishes, associated equipment Cabin and Cabinet, existing security fencing around site,

Monaghan County Council

and access track at Clonoony Td, Clones, Co. Monaghan. The development forms part of Vodafone Irelands Ltdís existing GSM and 3G Broadband telecommunications network.

The planning application may

be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of planning authority during its public opening hours. A submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Authority of the planning application.

Monaghan County Council: We, Martin & Patrica Mee., intend to apply for 1) Retention Permission and 2) Permission to complete a development at

Cavanageeragh, Carrickmacross, Monaghan. The development consists of 1) partially completed greenhouse structure, security fencing to front boundary, retaining walls to perimeter of site, concrete yard area, and will consist of 2) conversion of existing concrete yard area into recreation area comprising of basketball court and tennis court ancillary to the use of the dwellinghouse, applicants completion of greenhouse structure, mounded planting, additional landscaping to site and all associated site development works. planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council, County Offices, The Glen, Monaghan during its public opening hours 9.15am 5.00pm (incl. lunch hour), Monday to Friday, excluding bank holidays. A submission or observation in relation to the application may be made to the planning authority in writing on payment of €20 within a period of 5 weeks beginning on the date of receipt by the planning authority of the application. Any such submissions or observations will considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission. Signed: Cunningham Design Associates Ltd Architectural & **Building Consultants Assigned** Certifiers Thornford Lodge Broomfield Castleblayney Co. Monaghan T: 042 9743755 F: 9743754 042 cunninghamdesign@outlook.com

PLANNING NOTICES

CAVAN COUNTY COUNCIL: Vodafone Ireland Ltd intends apply for Retention Permission (Previous Ref. No. 081478) of an existing development at this site: Lismeen Td, Ballyjamesduff, Co. Cavan. The development consists of an existing 28m telecommunications structure support antennas. equipment container and associated equipment within a fenced compound and access track. The development forms part of Vodafone Ireland Ltd's existing GSM and 3G Broadband telecommunications network. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the

Retention permission is sought by Poundland Ltd., T/A Dealz for existing illuminated signage and window graphics on the west (front) elevation at Unit 5, Lakeland Retail Park, Dublin Road, Co. Cavan. The Planning application may be inspected, or purchased at a fee not exceeding the Reasonable cost of making a copy, at the offices of the Planning Authority during its opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submission or

will

considered by the Planning

Authority in making a decision

on the application. The

Planning Authority may grant

permission subject to or

without conditions, or may

refuse to grant the application.

Signed: Jinder Jhuti, Company

observations

Secretary.

Authority of the application.

CAVAN COUNTY COUNCIL.

MAKE A SPECIAL ANNOUNCEMENT IN The Anglo-Celt CAVANS No. 1 NEWSPAPER

Attachment C Bankruptcy Declaration

Consent of copyright owner required for any other use.

Finaway Farms Attachments

RE: IE LICENCE APPLICATION

-DECLARATION RELATING TO BANKRUPTCY AND/OR OTHER INSOLVENCY PROCEEDINGS-

To whom it may concern

I, Luke Bogue, of Finaway Farms, Dreenan, Cavan, Co. Cavan hereby declare that neither I, nor any company of which I am or was a director, have been nor currently am the subject of any bankruptcy or other insolvency proceedings. I have not entered into any arrangements with my Consent of copyright owner required for any other use. creditors nor have I been forced to suspend my business activities due to financial insolvency.

Signed

Luke Bogue Director.

Licensee/Applicant

Attachment I2 Baseline Report

Consent of copyright owner required for any other use.



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

Phone: 049-4371447/9 Fax: 049-4371451 info@clwenvironmental.ie

BASELINE SCREENING REPORT

in respect of

AN APPLICATION FOR A REVIEW OF A LICENCE

In a LICENC EXISTING PIG FARM

by

CLW Environmental Planners Ltd.

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

Mobile: 087-6794459 Phone: 049-4371447/9 Fax: 049-4371451

E-mail: info@clwenvironmental.ie

7th October 2015

BASELINE REPORT

Completed in accordance with

European Commission Guidance concerning baseline reports under Article 22(2) of Directive 2010/75/EU on industrial emissions

-APPLICATION FOR A LICENCE -

1.0 INTRODUCTION

The Purpose of this Report is to complete a baseline report in respect of the existing pig farm sites at Drumscruddan, Crosserlough, Co. Cavan (Existing Licence Number P0427-01) and Finaway, Ballyjamesduff, Co. Cavan. This report will be provided in support of an application for a review of a licence to be submitted to the E.P.A.

This report has been completed in line with guidance issued by the European Commission concerning baseline reports under Article 22(2) of Directive 2010/75/EU on industrial emissions.

Article 22(1) of Directive 2010/75/EU on industrial emissions (IED) provides that, 'Without prejudice to Directive 2000/60/EC, Directive 2004/35/EC, Directive 2006/118/EC of the European Parliament and of the Council of 12 December 2006 on the protection of groundwater against pollution and deterioration and to relevant Union law on soil protection, the competent authority shall set permit conditions to ensure compliance with paragraphs 3 and 4 of this Article upon definitive cessation of activities'.

Article 22, paragraphs 2 to 4, contains provisions for the definitive cessation of activities involving the use, production or release of relevant hazardous substances in order to prevent and tackle potential soil and groundwater contamination from such substances. A key tool in this respect is the establishment of a 'baseline report'. Where an activity involves the use, production or release of relevant hazardous substances and having regard to the possibility of soil and groundwater contamination, a baseline report is to be drawn up before starting the operation of the installation or before a permit for the installation is updated for the first time after 7 January 2013. The report will form the basis for a comparison with the state of contamination upon definitive cessation of activities. Where information produced pursuant to other national or Union law reflects the state at the time the report is drawn up, that information may be included in, or attached to, the baseline report.

Article 3(19) of the IED clarifies that the baseline report needs to provide information on the state of soil and groundwater contamination by relevant hazardous substances.

CLW Environmental Planners Ltd have been retained by Finaway Farms to complete a baseline screening report in respect of an application for a licence.

1.1 STAGES IN PRODUCING A BASELINE REPORT

A number of key tasks should be undertaken to both determine whether a baseline report needs to be produced for a particular situation and in order to produce the baseline report itself.

Eight stages have been identified in this process, covering the following main elements:

Stages 1-3: to decide whether a baseline report is required;

Stages 4-7: to determine how a baseline report has to be prepared;

Stage 8: to determine the content of the report.



2.0 DETERMINATION AS TO THE REQUIREMENT FOR A BASELINE REPORT (I.E. COMPLETION OF STAGES 1 – 3)

2.1 Stage One

Activity - Identify which hazardous substances are used, produced or

released at the installation and produce a list of these

hazardous substances,

and

Objective - Determine whether or not hazardous substances are used,

produced or released in view of deciding on the need to

prepare and submit a baseline report

The existing/proposed development is the breeding and rearing of pigs to market weight in an integrated pig unit (albeit the unit is sub-divided into a breeding and finishing site). Pigs are transferred from the breeding unit at Drumscruddan to the rearing/finishing unit at Finaway. The production process involves the use provision of animal feed and water to the animals and the production of pigs and organic fertiliser.

As previously detailed the site had been destocked and is undergoing significant redevelopment.

Use of Hazardous Substances

No Hazardous substances are used on the farm with the exception of fluorescent tubes for lighting and disinfectant.

Back-up generators are to be provided on each site, and same will involve ancillary fuel storage. Location of same and storage facilities to be determined and to be in line with Licence requirements.

Production of Hazardous Substances

No Hazardous substances are produced on the farm.

Release of Hazardous Substances

No Hazardous substances are released from the farm.

2.2 Stage Two

Activity

Identify which of the hazardous substances from Stage 1 are 'relevant hazardous substances' (see Section 4.2 referred to below). Discard those hazardous substances that are incapable of contaminating soil or groundwater. Justify and record the decisions taken to exclude certain hazardous substances.

and

Objective

To restrict further consideration to only the relevant hazardous substances in view of deciding on the need to prepare and submit a baseline report

Section 4.2 of Guidance:

'Relevant hazardous substances' are defined as (Article 3(18) and Article 22(2), first subparagraph) are those substances or mixtures defined within Article 3 of Regulation (EC) No 1272/2008 on the classification, labelling and packaging of substances and mixtures (CLP Regulation) which, as a result of their hazardousness, mobility, persistence and biodegradability (as well as other characteristics), are capable of contaminating soil or groundwater and are used, produced and/or released by the installation

> Hazardous Substances Identified in Stage 1

1. FLUORESCENT TUBES

(containing mercury EC No. 231-106-7 as per Article 3 of Regulation (EC) No 1272/2008)

2. Vircon S Disinfectant

(containing Sulfamidic Acid EC No. 226-218-8 as per Article 3 of Regulation (EC) No 1272/2008)

3. DIESEL

(EC No. 302-695-9 as per Article 3 of Regulation (EC) No 1272/2008). Previously stored on the Drumscruddan site, as a fuel source for the back up generator. Generator and fuel tank have been removed a number of years ago. This is an impervious concrete area with no evidence of any spillage/contamination.

2.3 Stage Three

Activity

- For each relevant hazardous substance brought forward from Stage 2, identify the actual possibility for soil or groundwater contamination at the site of the installation, including the probability of releases and their consequences, and taking particular account of:
- the quantities of each hazardous substance or groups of similar hazardous substances concerned;
- how and where hazardous substances are stored, used and to be transported around the installation;
- where they pose a risk to be released;
- In case of existing installations also the measures that have been adopted to ensure that it is impossible in practice that contamination of soil or groundwater takes place.

and son

Objective

To identify which of the relevant hazardous substances represent a potential pollution risk at the site based on the likelihood of releases of such substances occurring. For these substances, information must be included in the baseline report.

1. FLUORESCENT TUBES

<u>Quantity and Use</u> Electrician currently contracted to replace tubes as necessary and remove used tubes of site immediately. If tubes are to be stored on site this will be in a designated storage area, within existing storage shed (impervious floor and protected from breakage and removed off site at regular intervals.

Potential For Contamination of soil/groundwater – No source – receptor (soil/water) pathway.

Decision - Exclude from further consideration

2. Vircon S Disinfectant

<u>Quantity and Use</u> Stored in powder form in 5 - 10 kg Buckets in a designated storage area, within existing storage shed (impervious floor) and protected from damage.

<u>Potential For Contamination of soil/groundwater</u> – Risk from spillage. Due to impervious floor - no source – receptor (soil/water) pathway.

The Virkon®S oxygen-based chemistry contains simple organic salts and organic acids and the active ingredient decomposes by a variety of routes within the environment, in soil and water, breaking down to form the naturally occurring substances, potassium salts and oxygen. The major organic components are classified as readily biodegradable according to OECD and EU tests. Virkon®S is not classified as R53* and is not persistent in the environment, according to the standard European process for the classification and labelling of chemical preparations.

Used as a foot dip at a dilution rate of 1:100.

Decision - Exclude from further consideration

3. DIESEL

<u>Quantity and Use</u>— Diesel previously only stored on the Drumscruddan site (No fuel storage on Finaway Site) in the backup generator fuel storage tank and not moved on-site. Generator located in a purposely designed shed with impervious base.

<u>Potential For Contamination of soil/groundwater</u> Risk from failure of fuel storage tank, and/or filling operations.

Source – receptor (soil/water) pathway, blocked due to provision of impervious concrete base. No evidence of any spillage /contamination.

Decision - Exclude from further consideration

Note: The provision of a backup generator and ancillary fuel storage on both sites to be in line with Licence requirements.

3.0 CONCLUSIONS

The conclusion on the completion of Stages 1-3 of this baseline screening report is that it is considered that a baseline report is not required,

- due to the quantities of the hazardous substances used at the installation, and characteristics of the site there is no significant possibility for contamination of soil or groundwater,

and

- In case of this existing installation, where measures are taken which make it impossible in practice that contamination of soil or groundwater occurs.

Paraic Fay

BAgrSc

Consent of copyright owner required for any other use. **CLW Environmental Planners**

Attachment I5 BAT Conclusions Document

Consent of copyright owner required for any other use.

Finaway Farms Attachments

Conclusions on BAT from the Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs

READ ME:

The 'Conclusions on BAT from the Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs' is a vertical BREF that addresses installations for the intensive rearing of poultry and pigs.

For each BAT, in the following table, state whether it is applicable to your installation and describe how each BAT applies or not to your installation and provide information on your compliance with the requirement.

It may be useful to first identify all the 'Not Applicable' BATs and provide your reasoning in the 'Applicability Assessment' box as to why you consider this particular BAT is not applicable at/to your entire installation having regard to the scope/ definitions, general considerations and the information on applicability. (You may need to make reference to relevant processes/activities or individual emission points to provide a comprehensive response).

Please use the 'Scope' box to describe the relevant activities/processes that come within the scope of this BREF.

For each applicable BAT, in the following table, state the status; 'Yes' or 'Will be' as appropriate in the 'State whether it is in place or state schedule for implementation' box. The use of each of these terms is described below.

Information on compliance in the 'Applicability Assessment' box should include, where applicable, the following:

- (i) Identification of the relevant process/ activity or individual emission points that the BAT requirement applies to at your installation;
- (ii) Where BAT is to use one a combination of listed techniques, specify the technique(s) implemented proposed at your installation to achieve the BAT; and
- (iii) A comment on how the requirements are being met or will be met, e.g., a description of the technology/operational controls/management proposed to meet the requirements.

Use of terms:

- (a) 'Yes' To be entered where the installation is currently complaint with this BAT requirement.
- (b) 'Will be' To be entered where a further technique is required to be installed to achieve compliance with the BAT requirement. In this case you must also specify the date by which the installation will comply with the BAT Conclusion requirement.

Conclusions on BAT from the Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs (July 2003) (extracts)

The full and complete Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs (July 2003) is available at the EIPPC Bureau website: http://eippcb.jrc.ec.europa.eu/reference/

SCOPE

Identify here the particular processes and activities at the installation that come within the scope of the conclusions on BAT from the Intensive Rearing of Poultry and Pigs BAT reference documents (BREF).

Application of organic fertiliser to land outside the installation boundary will not be controlled by conditions of an IED licence, however the BREF document for Intensive Rearing of Poultry and Pigs (2003) includes BAT conclusions on techniques for landspreading of manure. The IPPC Bureau, in relation to the draft BREF (predicted to be finalised during 2015), states that 'The Scope of the BAT Conclusions does not make any distinction as to whether the manure is spread on farm or off farm. It is up to the competent authority to assess on a case by case basis whether the land where manure spreading is carried out is located on the site, therefore constituting part of the 'installation'.

Conclusions on BAT For the period copyright owner the sent of copyright owner the copyright owner the sent owner	Applicability Assessment (describe how the technique applies or not to your installation)	State whether it is in place or state schedule for implementation
5.1 Good agricultural practice in the intensive rearing of pigs and poultry (BAT 1-11 below apply to both pig and poultry sites)		
BAT 1. BAT is to identify and implement education and training programmes for farm staff (Section 4.1.2)	Applicable	Yes
BAT 2. BAT is to keep records of water and energy usage, amounts of livestock feed, waste arising and field applications of inorganic fertiliser and manure (Section 4.1.4)	Section Highlighted – Applicable Records of Organic fertiliser allocations maintained as per S.I. 31 of 2014. Remaining Not Applicable	Yes N/a

Page 2 of 18

BAT 3. BAT is to have an emergency procedure to deal with unplanned emissions and incidents	Applicable	Yes
(Section 4.1.5)		
BAT 4. BAT is to implement a repair and maintenance programme to ensure that structures and equipment are in good working order and that facilities are kept clean (Section 4.1.6)	Applicable	Yes
BAT 5. BAT is to plan activities at the site properly, such as the delivery of materials and the removal of products and waste (Section 4.1.3),	Applicable	Yes
BAT 6. BAT is to plan the application of manure to land properly (Section 4.1.3).	Not Applicable	Note: Customer Farmers Governed by S.I. 31 of 2014
BAT 7. BAT is to apply nutritional measures at source by feeding pigs and poultry lower amounts of nutrients; see Sections 5.2.1 and 5.3.1. BAT 8. BAT is to minimise emissions from manure to soil and groundwater by balancing the	Applicable	Yes
BAT 8. BAT is to minimise emissions from manure to soil and groundwater by balancing the amount of manure with the foreseeable requirements of the crop (nitrogen and phosphorus, and the mineral supply to the crop from the soil and from pertilisation).	Not Applicable	Note: Customer Farmers Governed by S.I. 31 of 2014
BAT 9. BAT is to take into account the characteristics of the land concerned when applying manure; in particular soil conditions, soil type and slope, climatic conditions, rainfall and irrigation, land use and agricultural practices, including crop rotation systems.	Not Applicable	Note: Customer Farmers Governed by S.I. 31 of 2014
BAT 10. BAT is to reduce pollution of water by doing in particular all of the following: not applying manure to land when the field is: - water-saturated - flooded - frozen - snow covered not applying manure to steeply sloping fields not applying manure adjacent to any watercourse (leaving an untreated strip of land), and	Not Applicable	Note: Customer Farmers Governed by S.I. 31 of 2014

Page 3 of 18

spreading the manure as close as possible before maximum crop growth and nutrient uptake occur.		
BAT 11. BAT is managing the landspreading of manure to reduce odour nuisance where neighbours are likely to be affected, by doing in particular all of the following: - spreading during the day when people are less likely to be at home and avoiding weekends and public holidays, and - paying attention to wind direction in relation to neighbouring houses.	Not Applicable	Note: Customer Farmers Governed by S.I. 31 of 2014
5.2 Intensive Rearing of Pigs (BAT 12 to 51 below apply to Pig sites only)	Nege.	
at various production stages, thus decreasing the wasted nutrient excretion in the manure.	offet use.	
5.2.1.1 Nutritional techniques applied to nitrogen excretion		
BAT 12. BAT is to apply feeding measures. As far as nitrogen and consequently nitrates and ammonia outputs are concerned, a basis for BAT is to feed animals with successive diets (phase-feeding) with lower crude protein contents. These diets need to be supported by an optimal amino acid supply from adequate feedstuffs and/or industrial amino acids (lysine, methionine, threonine, tryptophan, see Section 4.2.3).	Applicable	Yes
A crude protein reduction of 2 to 3 % (20 to 30 g/kg of feed) can be achieved depending on the breed/genotype and the actual starting point. The resulting range of dietary crude protein contents is reported in Table 5.1. The values in the table are only indicative, because they, amongst others, depend on the energy content of the feed. Therefore levels may need to be adapted to local conditions. Research on further applied nutrition is currently being carried out in a number of Member States and may		

Page 4 of 18

Species	Phases	Crude protein content (% in feed)	Remark		
Weaner	<10 kg	19-21			
Piglet	<25 kg	17.5 - 19.5			
Fattening pig	25 - 50 kg	15-17	With adequately balanced and optimal digestible amino acid supply		
	50 – 110 kg	14-15			
Sow	gestation	13-15			
	lactation	16-17		nge.	
7. 5. 4.5. 1.	feeding measures		or inspection net	Applicable	Y
As far as phosph liets (phase-feed ligestible inorga	orus is concerned	d, a basis for BAT is to total phosphorus conter tes and/or phytase mus	feed animate with successive ints. In these diets, highly it be used in order to guarantee		

	Phases	Total phosphorus content (% in feed)	Remark		
Weaner	<10 kg	0.75 - 0.85	wild the The Thi		
Piglet	<25 kg	0.60 - 0.70	With adequate digestible		
***************************************	25 – 50 kg	1 (41-11)	phosphorus by using e.g.		
	50 – 110 kg	0.38 - 0.49	highly digestible inorganic feed phosphates and/or		
Sow	gestation	0.43 - 0.51	phytase		
	lactation	0.57 - 0.65	paylox		
	ssions from pi		= diff.	Nother Tige.	
	ally involve some ing manure surfac	ions to air from pig housin or all of the following prir	nciples: Our out		
removing the n applying an ad- cooling the ma	nanure (slurry) fro ditional treatment nure surface	tes om the pit to an external sl c, such as aeration, to obtai slats and manure channels)	urry store procession flushing liquid		
removing the na applying an additional cooling the mausing surfaces asy to clean. The draft BREF (ploor with a deep Not applicable to cooling and/or prombination with	nanure (slurry) from ditional treatment and surface (for example, of surface predicted to be first poit, However in the new plants, unless than additional measurements of the surface of	om the pit to an external sl s, such as aeration, to obtai slats and manure channels)	urry store special of the story		
removing the na applying an additional cooling the mausing surfaces asy to clean. The draft BREF (ploor with a deep Not applicable to coling and/or prombination with echniques, air cleans applicables, air cleans applicables.	manure (slurry) from ditional treatment in treatment in treatment in the surface (for example, of superior pit' However in the surface of the	om the pit to an external slat, such as aeration, to obtain slats and manure channels) malised during 2015) ident relation to applicability the ess combined with an air control slurry. Only applicable to itigation measure, e.g. a control of the slurry, such that a slurry, so the slurry slurry slurry.	urry store production of flushing liquid which are smooth and constitution of nutritional slurry cooling.		
removing the na applying an additional cooling the mausing surfaces asy to clean. The draft BREF (ploor with a deep Not applicable to coling and/or prombination with echniques, air cleans applicables, air cleans applicables.	manure (slurry) from ditional treatment in treatment in treatment in the surface (for example, of superior pit' However in the surface of the	om the pit to an external slat, such as aeration, to obtain slats and manure channels) malised during 2015) ident relation to applicability the ess combined with an air control of the slurry. Only applicable to itigation measure, e.g. a control of the slurry.	urry store production of flushing liquid which are smooth and constitution of nutritional slurry cooling.	Not Applicable	To be considered as

Finaway Farms Page 6 of 18

 a fully- or partly-slatted floor with vacuum system for frequent slurry removal (Sections 4.6.1.1 and 4.6.1.6), or a partly-slatted floor and a reduced manure pit (Section 4.6.1.4). 		developments.
'New to build housing systems with a fully- or partly-slatted floor and flush gutters or tubes underneath and flushing is applied with non-aerated liquid (Sections 4.6.1.3 and 4.6.1.8)' are conditional BAT. In instances where the peak in odour, due to the flushing, is not expected to give nuisance to neighbours these techniques are BAT for new to build systems. In instances where this technique is already in place, it is BAT (without condition).	Not Applicable	
'A housing system with manure surface cooling fins using a closed system with heating pumps (Section 4.6.1.5)' performs well but is a very costly system. Therefore manure surface cooling fins are not BAT for new to build housing systems, but when it is already in place, it is BAT.	Not Applicable	
Partly-slatted floor systems with a manure scraper underneath (Section 4.6.1.4) control generally perform well, but the operability is difficult. Therefore a manure scraper is not BAT for new to build housing systems, but it is BAT when the technique is already in place.	Not Applicable	
Fully- or partly-slatted floor systems and flushing gutters or tubes underneath with flushing applied with non-aerated liquid (Sections 4.6.1.3 and 36.1.8)' is, as already mentioned earlier, BAT when it is already in place. The same technique operated with aerated liquid is not BAT for new to build housing systems because of odour peaks, energy consumption and operability. However, in instances where this technique is already in place, it is BAT.	Not Applicable	
When litter is used, along with good practices such as having enough litter, changing the litter frequently, designing the pen floor suitably, and creating functional areas, then they cannot be excluded as BAT.	Not Applicable	
5.2.2.2 Housing systems for growers/finishers BAT 20. BAT is:	Applicable	To be considered as part of any future

Finaway Farms

 a fully-slatted floor with a vacuum system for frequent removal (Section 4.6.1.1), or a partly-slatted floor with a reduced manure pit, including slanted walls and a vacuum system (Section 4.6.4.3), or a partly-slatted floor with a central, convex solid floor or an inclined solid floor at the front of the pen, a manure gutter with slanted sidewalls and a sloped manure pit (Section 4.6.4.2). 		developments.
'New to build housing systems with a fully- or partly-slatted floor and flush gutters or tubes underneath and flushing is applied with non-aerated liquid (Sections 4.6.1.3 and 4.6.1.8)' are conditional BAT. In instances where the peak in odour, due to the flushing, is not expected to give nuisance to neighbours these techniques are BAT for new to build systems. In instances where this technique is already in place, it is BAT (without condition).	Not Applicable	
A housing system with manure surface cooling fins using a closed system with of the heating pumps (4.6.1.5)' performs well but is a very costly system. Therefore manure surface cooling fins are not BAT for new to build housing systems, but when it is already in place, it is BAT. In retrofit situations this technique can be economically viable and thus can be BAT as well, but this has to be decided on a case by case basis.	Not Applicable	•
'Partly-slatted floor systems with a manure scraper underneath (4,6.1.9)' generally perform well, but the operability is difficult. Therefore a manure scraper is not BAT for new to build housing systems, but it is BAT when the technique is already in place.	Not Applicable	
Fully- or partly-slatted floor systems and flushing gutters or tubes underneath with flushing applied with non-aerated liquid (Sections 4.6.1.3 and 4.6.1.8)' is, as already mentioned earlier, BAT when it is already in place. The same technique operated with aerated liquid is not BAT for new to build housing systems because of odour peaks, energy consumption and operability. However, in instances where this technique is already in place, it is BAT.	Not Applicable	
When litter is used, along with good practices such as having enough litter, changing the litter frequently, designing the pen floor suitably, and creating functional areas, then they cannot be excluded as BAT.	Not Applicable	•

The following system is an example of what may be BAT: - a solid concrete floor with littered external alley and a straw flow system (Section 4.6.4.8).		
5.2.2.3 Housing systems for farrowing sows (including piglets)		
BAT 26. BAT is a crate with a fully-slatted iron or plastic floor and with a: - combination of a water and manure channel (Section 4.6.2.2), or - flushing system with manure gutters (Section 4.6.2.3), or - manure pan underneath (Section 4.6.2.4).	Not Applicable	To be considered as part of any future developments.
'A housing system with manure surface cooling fins using a closed system with heating pumps (Section 4.6.2.5)' performs well but is a very costly system. Therefore manure surface cooling fins are not BAT for new to build housing systems, but when it is already in place, it is BAT. In retrofit situations this technique can be economically viable and thus can be BAT as well, but this has to be decided on a case by case basis.	Not Applicable	2
'Crates with a partly-slatted floor and a manure scraper underneath (Section 40,2%)' generally perform well, but the operability is difficult. Therefore a manure scraper is not BAT for new to build housing systems, but it is BAT when the technique is already in place.	Not Applicable	•
BAT 29. For new installations the following techniques are not BAT: - crates with a partly-slatted floor and a reduced manure of (Section 4.6.2.6), and - crates with a fully-slatted floor and a board on a slope (Section 4.6.2.1). However, when these techniques are already in place it is BAT.	Not Applicable	
BAT 30. When litter is used, along with good practices such as having enough litter, changing the litter frequently, and designing the pen floor suitably then they cannot be excluded as BAT.	Not Applicable	
5.2.2.4 Housing systems for weaners		
BAT 31. BAT is a pen: or flatdeck with a fully-slatted- or partly-slatted floor with a vacuum system	Applicable	To be considered as part of any future developments.

for frequent slurry removal (Sections 4.6.1.1 and 4.6.1.6), or a pen or flatdeck with a fully-slatted floor beneath which there is a concrete sloped floor to separate faeces and urine (Section 4.6.3.1), or with a partly-slatted floor (two-climate system) (Section 4.6.3.4), or with a partly-slatted iron or plastic floor and a sloped or convex solid floor (Section 4.6.3.5), or with a partly-slatted floor with metal or plastic slats and a shallow manure pit and channel for spoiled drinking water (Section 4.6.3.6), or with a partly-slatted floor with triangular iron slats and a manure channel with sloped side walls (Section 4.6.3.9).		
'New to build housing systems with a fully-slatted floor and flush gutters or tubes underneath and flushing is applied with non-aerated liquid (Section 4.6.3.3)' are conditional BAT. In instances where the peak in odour, due to the flushing, is not expected to give nuisance to neighbours these techniques are BAT for new to build only systems. In instances where this technique is already in place, it is BAT (without see the condition).	Not Applicable	
'A housing system with manure surface cooling fins using a closed system with heating pumps (Section 4.6.3.10)' performs well but is a very costly system. Therefore manure surface cooling fins are not BAT for new to build housing systems, but when it is already in place, it is BAT. In retrofit situations this technique can be economically viable and thus can be BAT as well, but this has to be decided on a case by case basis.	Not Applicable	-
'Fully-slatted and partly-slatted floor systems with a manure scraper underneath (Section 4.6.3.2 and 4.6.3.8)' generally perform well, but the operability is difficult. Therefore a manure scraper is not BAT for new to build housing systems, but it is BAT when the technique is already in place.	Not Applicable	54
when litter is used, along with good practices such as, having enough litter, changing the litter frequently, and designing the pen floor suitably, then they cannot be excluded as BAT. The following system is an example of what is BAT: a natural ventilated pen with a fully littered floor (new Section 4.6.3.12). 5.2.3 Water	Not Applicable	

Page 10 of 18

BAT 36. BAT is to reduce water use by doing all of the following: - cleaning animal housing and equipment with high-pressure cleaners after each production cycle. Typically wash-down water enters the slurry system and therefore it is important to find a balance between cleanliness and using as little water as possible - carry out a regular calibration of the drinking-water installation to avoid spill - keeping record of water use through metering of consumption, and - detecting and repairing leakages.	Applicable	Yes
5.2.4 Energy BAT 37.	Applicable	Yes
	Nother rise.	les
BAT 38. BAT for pig housing is to reduce energy use by applying natural ventilation where the possible; this needs proper design of the building and of the pens (i.e. microclimate in the pens) and spatial planning with respect to the prevailing wind directions to enhance the airflow; this applies only to new housing	Not Applicable	
BAT 39. BAT for pig housing is to reduce energy use by doing the following for mechanically ventilated houses: optimising the design of the ventilation system in each house to provide good temperature control and to achieve minimum ventilation rates in winter	Applicable	Yes
BAT 40. BAT for pig housing is to reduce energy use by doing the following for mechanically ventilated houses: avoiding resistance in ventilation systems through frequent inspection and cleaning of ducts and fans	Applicable	Yes
BAT 41. BAT for pig housing is to reduce energy use by applying low energy lighting.	Applicable	Yes
5.2.5 Manure storage		
BAT 42. BAT is to design storage facilities for pig manure with sufficient capacity until further treatment or land application can be carried out. The required capacity depends on the climate and the periods in which application to land is not possible.	Applicable	Yes Storage capacity in line with requirements of S.I. 31

Finaway Farms Page 11 of 18

Not Applicable	
Not Applicable	
Applicable	Yes Storage capacity in line with requirements of S.I. 31 of 2014
Not Applicable	*
Not Applicable	
Not Applicable	150
	Applicable Not Applicable Not Applicable

AT 49. BAT on landspre	eading equipmen				1	Not Applicable	7.
Land use	BAT	Emission reduction	Type of manure	Applicability	ч		
grassland and land with <u>crop height</u> below 30 cm	trailing hose (bandspreading)	30 % this may be less if applied on grass height >10 cm	shurry	slope (<15 % for tankers, <25 % for umbilical systems): not for slurry that is viscous or has a high straw content, size and shape of the field are important			
mainly grassland	trailing shoe (bandspreading)	40 %	slurry	slope (<20 % for tankers; <30 % for umbilical systems); not viscous sturry, size and shape of the field, grass less than 8 cm high			
grassland	shallow injection (open slot)	60 %	slurry	slope <12 %, greater limitations for soil type and conditions, not viscous slurry			
mainly grassland, arable land	deep injection (closed slot)	80 %	slurry	slope <12 %, greater limitations for soil type and conditions, not viscous slurry		Tilse.	
arable land	bandspreading and incorporation within 4 hours (*)	80 %	shary	incorporation is only applicable for land that can be easily cultivated, in other situations BAT is bandspreading without incorporation	afor as	Nother use.	
arable land	incorporation as soon as possible, but at least within 12 hours	within: 4 hrs; 80 % 12 hrs; 60 – 70 %	solid pig manure	only for land that can be easily cultivated	,,,,		
lable 5.4: BAT on la	adspreading equipme	nt		of in the day			
	e rearing o			Consent of copyright owner.			
Nutritional mana		matching feeds		sely to animal requirement nutrient excretion in the	5		
3.1.1 Nutritio	onal technique	s applied to I	nitroger	excretion			
BAT 50. BAT is to apply	feeding measure	S.				Not Applicable	
s far as nitroge	n and consequen	tly nitrates and	ammoni	a outputs are concerned, a			

Page 13 of 18

crude protein repending on the etary crude prodicative, becauserefore levels search is curre	reduction of 1 to 2 % breed/genotype and otein contents is repouse they, amongst of may need to be adapted to be be adapted to be included the contents of the	6 (10 to 20 g/kg of feed d the current starting poorted in Table 5.5. The values, depend on the ener pted to local conditions.) can be achieved bint. The resulting range of values in the table are only rgy content of the feed. Further applied nutrition per States and may suppor		
Species	Phases	Crude protein content (% in feed)	Remark	Art any other use.	
Broiler	starter	20-22	ON PATE OUT		
	grower	19 – 21	Decti wife		
	finisher	18 – 20	of integht		
	<4 weeks	24 – 27	With adequately		
Turkey	WCCES		With adequately		
Turkey	5 – 8 weeks	22-24	balanced and optimal		
Turkey		22 - 24 19 - 21	With adequately balanced and optimal digestible ammo acid		
Turkey	5 – 8 weeks	22 - 24 19 - 21 16 - 19	balanced and optimal digestible amino acid supply		
Turkey	5 – 8 weeks 9 – 12 weeks	17-21	title store attitud actu		
Turkey	5 – 8 weeks 9 – 12 weeks 13+ weeks 16+ weeks 18 – 40 weeks	16 - 19	title store attitud actu		
	5 – 8 weeks 9 – 12 weeks 13+ weeks 16+ weeks	16-19 14-17	title store attitud actu		
Layer	5 - 8 weeks 9 - 12 weeks 13+ weeks 16+ weeks 18 - 40 weeks 40+ weeks	16 - 19 14 - 17 15.5 - 16.5 14.5 - 15.5 BAT-feeds for poultry	supply		
Layer	5 - 8 weeks 9 - 12 weeks 13+ weeks 16+ weeks 18 - 40 weeks 40+ weeks	16 - 19 14 - 17 15.5 - 16.5 14.5 - 15.5	supply		

Finaway Farms Page 14 of 18

As far as phosphorus is concerned, a basis for BAT is to feed animals with successive diets (phase-feeding) with lower total phosphorus contents. In these diets, highly digestible inorganic feed phosphates and/or phytase must be used in order to guarantee sufficient supply of digestible phosphorus.

A total phosphorus reduction of 0.05 to 0.1 % (0.5 to 1 g/kg of feed) can be achieved depending on the breed/genotypes, the use of feed raw materials and the current starting point by the application of highly digestible inorganic feed phosphates and/or phytase in the feed. The resulting range of dietary total phosphorus contents is reported in Table 5.6. The values in the table are only indicative, because they, amongst others, depend on the energy content of the feed. Therefore levels may need to be adapted to local conditions. Further applied nutrition research is currently being carried out in a number of Member States and may support further possible reductions in the future, depending on the effects of changes in genotypes.

Species	Phases	Total phosphorus content (% in feed)	Remark Remark With add the grade of the state of the st
Broiler	starter	0.65 - 0.75	nectite white.
	grower	0.60 - 0.70	a institut
	finisher	0.57 - 0.67	With adegrate
Turkey	4 weeks	1.00 - 1.10	digestable phosphorus
	5 – 8 weeks	0.95 - 1.05	by using e.g. highly
	9 – 12 weeks	0.85 - 0.95	digestible morganic feed
	13+ weeks	0.80 - 0.90	phosphates and/or
	16+ weeks	0.75 - 0.85	phytase
Layer	18 - 40 weeks	0.45 - 0.55	
	40+ weeks	0.41 - 0.51	

Table 5.6: Indicative total phosphorus levels in BAT-feeds for poultry

5.3.2 Air emissions from poultry housing 5.3.2.1 Housing systems for layers		
BAT 52.	Not Applicable	

Cage housing: BAT is:		1
 a cage system with manure removal, at least twice a week, by way of manure belts to a closed storage (Section 4.5.1.4), or vertical tiered cages with manure belt with forced air drying, where the manure is removed at least once a week to a covered storage (Section 4.5.1.5.1), or vertical tiered cages with manure belt with whisk-forced air drying, where the manure is removed at least once a week to a covered storage (Section 4.5.1.5.2), or vertical tiered cages with manure belt with improved forced air drying, where the manure is removed from the house at least once a week to a covered storage (Section 4.5.1.5.3), or vertical tiered cages with manure belt with drying tunnel over the cages; after 24 – 36 hours the manure is removed to a covered storage (Section 4.5.1.5.4). 	ofter use.	
BAT 53. The deep pit system (Section 4.5.1.1) is a conditional BAT. In regions where a Mediterranean climate prevails this system is BAT. In regions with much lower private average temperatures this technique can show a significantly higher ammonia emission and is not BAT unless a means of drying the manure in the pit is provided.	Not Applicable	2
BAT 54. Non-cage housing: BAT is: - a deep litter system with forced air drying (Section 4.5.2.1.2), or - a deep litter system with a perforated floor and forced air drying (Section 4.5.2.1.3), or - an aviary system with or without range and/or outside scratching area (Section 4.5.2.2).	Not Applicable	-
5.3.2.2 Housing systems for broilers		
BAT 55. BAT is: the naturally ventilated house with a fully littered floor and equipped with non-leaking drinking systems (Sections 2.2.2 and 4.5.3), or the well-insulated fan ventilated house with a fully littered floor and equipped with non-leaking drinking systems (VEA-system) (Section 4.5.3).	Not Applicable	
BAT 56. The combideck system (Section 4.4.1.4), also proposed as a technique to reduce	Not Applicable	

energy is a conditional BAT. It can be applied if local conditions allow; e.g. if soil conditions allow the installation of closed underground storages of the circulated water.		
BAT for housing systems that are already in place: Although the following techniques can achieve very high ammonia emission reductions, they are not considered to be BAT because they are too expensive. However, these techniques are BAT when they are already in place. These techniques are: - a perforated floor system with forced air drying system (Section 4.5.3.1), or - a tiered floor with forced air drying system (Section 4.5.3.2), or - a tiered cage system with removable cage sides and forced drying of manure (Section 4.5.3.3).	Not Applicable Not Applicable	
	Not Applicable	1.40
5.3.3 Water BAT 58. BAT is to reduce water use by doing all of the following: - cleaning animal housing and equipment with high-pressure cleaners at the end of each batch of livestock. It is important to find a balance between cleanliness and using as little water as possible - regularly calibrating the drinking-water installation to avoid spill - keeping record of water use through metering of consumption, and - detecting and repairing leakages.	Not Applicable	-
5.3.4 Energy		
BAT 59. BAT is to reduce energy use by application of good farming practice starting with animal housing design and by adequate operation and maintenance of the housing and the equipment.	Not Applicable	
BAT 60. BAT for poultry housing is to reduce energy use by doing all of the following: - insulating buildings in regions with low ambient temperatures (U-value 0.4 W/m²/°C or better) - optimising the design of the ventilation system in each house to provide good temperature control and to achieve minimum ventilation rates in winter	Not Applicable	*

 avoiding resistance in ventilation systems through frequent inspection and cleaning of ducts and fans, and applying low energy lighting. 		
5.3.5 Manure storage		
BAT 61. BAT is to design storage facilities for poultry manure with sufficient capacity until further treatment or application to land can be carried out. The required capacity depends on the climate and the periods in which application to land is not possible.	Not Applicable	
BAT 62. Stack/heap If manure needs to be stored, BAT is to store dried poultry manure in a barn with an impermeable floor and with sufficient ventilation.	Not Applicable	
BAT 63. For a temporary stack of poultry manure in the field, BAT is to position the heap away from sensitive receptors such as, neighbours, and watercourses (including field drains) that liquid runoff might enter.	Not Applicable	
5.3.6 On-farm manure processing		
In general, on-farm processing of manure is BAT only under certain conditions (conditional BAT). The conditions in on-farm manure processing that determine if a technique is BAT are related with conditions such as the availability of land, local nutrient excess or demand, marketing possibilities for green energy, local regulations, and the presence of abatement techniques. An example of a conditional BAT is: - applying an external drying tunnel with perforated manure belts (Section 4.5.5.2), when the housing system for layers does not incorporate a manure drying system or another technique for reducing ammonia emissions (Section 5.3.2.1).	Not Applicable	
5.3.7 Techniques for landspreading poultry manure		
(See also BAT in Section 5.1)	New Appellaction	-
BAT 65. BAT on landspreading – wet or dry – solid poultry manure is incorporation within 12 hours. Incorporation can only be applied to arable land that can be easily cultivated.	Not Applicable	

Conclusions on BAT

Reference Document on Best Available Techniques for Energy Efficiency - February 2009

<u>BAT</u> <u>Reference</u> No.	BAT Statement	Applicable	Proposal
4.2.1	BAT is to implement and adhere to an energy efficiency management system (ENEMS)	Yes	As energy is principally used to operate the, ventilation, feeding and water supply there are over riding issues with regard to animal welfare when it comes to energy efficiency. As a significant amount of energy is used in
	Consent of confriding on	out edu	However it should be noted that a number of specific issues have been addressed in the construction of these new houses so as to ensure the highest levels of energy efficiency. A system will be established to review annual energy usage and review results.
4.2.2.2	BAT is to identify the aspects of an installation that influence energy efficiency by carrying out an audit. It is important that an audit is coherent with a systems approach.	Yes	Energy Audit to be completed within 12 months of the date of grant of the licence/commencement of activities. Energy Audit to address any additional BAT recommendations that may be deemed appropriate.
4.2.3	BAT is to optimise energy efficiency when planning a new installation, unit or system or a significant upgradeby considering all of the following: a. the energy efficient design (EED) should be initiated at the	Yes	Existing/Proposed Houses to be constructed with high insulation standards. It should be noted that a number of specific issues have

	early stages of the conceptual design/basic design phase, even though the planned investments may not be well-defined. b. the development and/or selection of energy efficient technologies c. additional data collection may need to be carried out as part of the design project or separately to supplement existing data or fill gaps in knowledge d. the EED work should be carried out by an energy expert e. the initial mapping of energy consumption should also address which parties in the project organisations influence the future energy consumption, and should optimise the energy efficiency design of the future plant with them. For example, the staff in the(existing) installation who may be responsible for specifying design parameters.		been addressed in the construction of these new houses so as to ensure the highest levels of energy efficiency. These are identified in Section 5.2.4 on page 2.
4.2.8	BAT is to carry out maintenance at installations to optimise energy efficiency	Yes only and	Existing Although the houses will be newly constructed a maintenance programme will be carried out on site to ensure that all systems are running efficiently.
4.3.10	BAT is to optimise artificial lighting systems by using the extended techniques such as those in Table 4.9 according to applicability Remaining BAT recommendations.	Yes	Existing As per 4.2.3 above.
	Remaining BAT recommendations. Including but not limited to 4.3.1 – 4.3.4 inclusive, 4.3.7 and 4.3.8.	No.	Remaining recommendations are not deemed applicable to the existing/proposed development, and/or are more appropriately covered by sector specific BAT recommendations. It must also be born in mind that sector specific BAT recommendations on energy efficiency are already contained within Integrated Pollution Prevention and Control (IPPC) Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs July 2003

Conclusions on BAT from the Emissions from Storage BAT Reference Document

READ ME:

The 'Conclusions on BAT from the Emissions from Storage BAT Reference Document' is a horizontal BREF as it addresses the storage and the transfer/handling of liquids, liquefied gases and solids regardless of the sector or industry.

In this case, you are required to identify the Conclusions on BAT <u>relevant</u> to your installation. Please use the 'Scope' box to describe the relevant activities/processes that come within the scope of this BREF and clearly identify the Conclusions on BAT (sections and subsections) that are 'Not Applicable'.

For each applicable BAT, in the following table, state the status; 'Yes' or 'Will be' as appropriate in the 'State whether it is in place or state schedule for implementation' box. The use of each of these terms is described below.

Information on compliance in the 'Applicability Assessment' box should include, where applicable, the following:

- Identification of the relevant process/ activity or individual emission points that the BAT requirement applies to at your installation;
- (ii) Where BAT is to use one or a combination of listed techniques, specify the technique(s) implemented/proposed at would nstallation to achieve the BAT; and
- (iii) A comment on how the requirements are being met or will be met, e.g., a description of the technology/operational controls/management proposed to meet the requirements.

Use of terms:

- (a) 'Yes' To be entered where the installation is currently complaint with this BAT requirement.
- (b) 'Will be' To be entered where a further technique is required to be installed to achieve compliance with the BAT requirement. In this case you must also specify the date by which the installation will comply with the BAT Conclusion requirement.

Please refer to the EPA BAT Guidance Note(s) for BAT associated emission levels. EPA BAT Guidance Notes are the reference for setting emission limit values (without prejudice to the requirements of environmental quality standards).

BAT Guidance Notes are available on the EPA website.

Conclusions on BAT from the Emissions from Storage BAT Reference Document (extracts)

The full and complete Emissions from Storage BAT reference document (July 2006) is available at the EIPPC Bureau website: http://eippcb.jrc.ec.europa.eu/reference/

SCOPE

Identify here the particular processes and activities at the installation that come within the scope of the conclusions on BAT from the Emissions from Storage BAT reference documents (BREF).

Conclusions on BAT Only Appelion purpose solution of the conclusions on BAT Appelion purpose solution of the conclusions on BAT	Applicability Assessment (describe how the technique applies or not to your installation)	State whether it is in place or state schedule for implementation
5.1 Storage of liquids and Liquefied gases		
5.1.1.1 General principles to prevent and reduce emissions		
BAT 1. BAT for a proper design is to take into account at least the following: • the physico-chemical properties of the substance being stored • how the storage is operated, what level of instrumentation is needed, how many operators are required, and what their workload will be • how the operators are informed of deviations from normal process conditions (alarms) • how the storage is protected against deviations from normal process conditions (safety instructions, interlock systems, pressure relief devices, leak detection and containment, etc.) • what equipment has to be installed, largely taking account of past experiences of the product (construction materials, valve quality, etc.)	Applicable	Yes

Finaway Farms Page 2 of 18

 which maintenance and inspection plan needs to be implemented and how to ease the maintenance and inspection work (access, layout, etc.) how to deal with emergency situations (distances to other tanks, facilities and to the boundary, fire protection, access for emergency services such as the fire brigade, etc.). 		
BAT 2. BAT is to apply a tool to determine proactive maintenance plans and to develop risk-based inspection plans such as the risk and reliability based maintenance approach; see Section 4.1.2.2.1.	Applicable	Yes Leak Detection installed on new units
BAT3. BAT is to locate a tank operating at, or close to, atmospheric pressure aboveground. However, for storing flammable liquids on a site with restricted space, underground tanks can also be considered. For liquefied gases, underground, mounded storage or spheres can be considered, depending on the storage volume.	Applicable	Yes Housing units require underground tanks
BAT 4. BAT is to apply either a tank colour with a reflectivity of thermal or light radiation of at least 70 %, or a solar shield on aboveground tanks which contain volatiles at substances, see Section 4.1.3.6 and 4.1.3.7 respectively.	Not Applicable	
BAT 5. BAT is to abate emissions from tank storage, transfer and handling that have a significant negative environmental effect, as described in Section 1.3.1	Applicable	No Agitation
BAT 6. On sites where significant VOC emissions are to be expected, BAT includes calculating the VOC emissions regularly.	Not Applicable	
BAT 7. BAT is to apply dedicated systems; see Section 4.1.4.4.	Applicable	Yes
5.1.1.2 Tank specific considerations		
Open top tanks BAT 8. If emissions to air occur, BAT is to cover the tank by applying: • a floating cover, see Section 4.1.3.2 • a flexible or tent cover, see Section 4.1.3.3, or	Not Applicable	

Finaway Farms Page 3 of 18

 a rigid cover, see Section 4.1.3.4. Additionally, with an open top tank covered with a flexible, tent or a rigid cover, a vapour treatment installation can be applied to achieve an additional emission reduction, see Section 4.1.3.15. The type of cover and the necessity for applying the vapour treatment system depend on the substances stored and must be decided on a case-by-case basis. 		
BAT 9. To prevent deposition that would call for an additional cleaning step, BAT is to mix the stored substance (e.g. slurry), see Section 4.1.5.1.	Not Applicable	
External floating roof tank BAT 10. The BAT associated emission reduction level for a large tank is at least 97 % (compared to a fixed roof tank without measures), which can be achieved when over at least 95 % of the circumference the gap between the roof and the wall is less than 3.2 mm and the seals are liquid mounted, mechanical shoe seals.	Not Applicable	
BAT 11. BAT is to apply direct contact floating roofs (double-deck), however, existing non-contact floating roofs (pontoon) are also BAT. See Section 3.1.2. A dome can be BAT for adverse weather conditions, such as high winds, rain or snowfall. See Section 4.1.3.5.	Not Applicable	
BAT 12. For liquids containing a high level of particles (e.g. crude oil), BAT is to mix the stored substance to prevent deposition that would call for an additional cleaning step, see Section 4.1.5.1.	Not Applicable	
Fixed roof tanks BAT 13. For the storage of volatile substances which are toxic (T), very toxic (T+), or carcinogenic, mutagenic and reproductive toxic (CMR) categories 1 and 2 in a fixed roof tank, BAT is to apply a vapour treatment installation.	Not Applicable	
BAT 14. For other substances, BAT is to apply a vapour treatment installation, or to install an internal floating roof (see Sections 4.1.3.15 and 4.1.3.10 respectively). Direct contact floating roofs and non-contact floating roofs are BAT.	Not Applicable	

Page 4 of 18

BAT 15. For tanks < 50 m ³ , BAT is to apply a pressure relief valve set at the highest possible value consistent with the tank design criteria.	Not Applicable	
BAT 16. For liquids containing a high level of particles (e.g. crude oil) BAT is to mix the stored substance to prevent deposition that would call for an additional cleaning step, see Section 4.1.5.1.	Not Applicable	
Atmospheric horizontal tanks BAT 17. For the storage of volatile substances which are toxic (T), very toxic (T+), or CMR categories 1 and 2 in an atmospheric horizontal tank, BAT is to apply a vapour treatment installation.	Not Applicable	
BAT 18. For other substances, BAT is to do all, or a combination, of the following techniquesally depending on the substances stored: • apply pressure vacuum relief valves; see Section 4.1.3.11 • up rate to 56 mbar; see Section 4.1.3.11 • apply vapour balancing; see Section 4.1.3.13 • apply a vapour holding tank, see Section 4.1.3.14, or • apply vapour treatment; see Section 4.1.3.15. The selection of the vapour treatment technology has to be decided on a case-by-case basis.	Not Applicable	
Pressurised storage BAT 19. BAT for draining depends on the tank type, but may be the application of a closed drain system connected to a vapour treatment installation, see Section 4.1.4. The selection of the vapour treatment technology has to be decided on a case-by-case basis.	Not Applicable	
Lifter roof tanks BAT 20. For emissions to air, BAT is to (see Sections 3.1.9 and 4.1.3.14): • apply a flexible diaphragm tank equipped with pressure/vacuum relief valves, or • apply a lifter roof tank equipped with pressure/vacuum relief valves and connected	Not Applicable	

Page 5 of 18

to a vapour treatment installation. The selection of the vapour treatment technology has to be decided on a case-by-		
case basis.		21111
Underground and mounded tanks BAT 21. For the storage of volatile substances which are toxic (T), very toxic (T+), or CMR categories 1 and 2 in an underground or mounded tank, BAT is to apply a vapour treatment installation.	Not Applicable	
BAT 22. For other substances, BAT is to do all, or a combination, of the following techniques, depending on the substances stored: • apply pressure vacuum relief valves; see Section 4.1.3.11 • apply vapour balancing; see Section 4.1.3.13 • apply a vapour holding tank, see Section 4.1.3.14, or • apply vapour treatment; see Section 4.1.3.15. The selection of the vapour treatment technology has to be decided on a case by the case basis. 5.1.1.3 Preventing incidents and (major) accidents BAT 23. BAT is preventing incidents and accidents is to apply a safety management system as	Not Applicable	
5.1.1.3 Preventing incidents and (major) accidents		
BAT 23. BAT in preventing incidents and accidents is to apply a safety management system as described in Section 4.1.6.1.	Applicable	Will be Procedures to be updated to reflect licence requirements
BAT 24. BAT is to implement and follow adequate organisational measures and to enable training and instruction of employees for safe and responsible operation of the installation as described in Section 4.1.6.1.1.	Applicable	Will be Procedures to be updated to reflect licence requirements
BAT 25. BAT is to prevent corrosion by: • selecting construction material that is resistant to the product stored • applying proper construction methods • preventing rainwater or groundwater entering the tank and if necessary, removing water that has accumulated in the tank	Applicable	Yes

Page 6 of 18

 applying rainwater management to bund drainage applying preventive maintenance, and where applicable, adding corrosion inhibitors, or applying cathodic protection on the inside of the tank. 		
BAT 26. Additionally for an underground tank, BAT is to apply to the outside of the tank: • a corrosion-resistant coating • plating, and/or • a cathodic protection system.	Not Applicable	Tank construction in line with Department of Agriculture, Food and The Marine Specifications.
BAT 27. BAT is to prevent stress corrosion cracking (SCC) by: • stress relieving by post-weld heat treatment, see Section 4.1.6.1.4, and • applying a risk based inspection as described in Section 4.1.2.2.1, BAT 28. BAT is to implement and maintain appraisional procedures. a.g. by more cital part of the section of t	Remaining Not Applicable Remaining Not Applicable Applicable	N/a Leak detection system integrated into construction of new units
BAT 28. BAT is to implement and maintain operational procedures – e.g. by means of a management system – as described in Section 4.1.6.1.5, to ensure that will high level or high pressure instrumentation with alarm settings and or auto closing of valves is installed • proper operating instructions are applied to prevent overfill suring a tank filling operation, and • sufficient ullage is available to receive a batch filling.	Applicable	Will Be To be managed in line with E.P.A. requirements on other similar sites, including high level alarms / indicators.
BAT 29. BAT is to apply leak detection on storage tanks containing liquids that can potentially cause soil pollution.	Applicable	Leak detection to be installed under all new structures.
BAT 30. BAT is to achieve a 'negligible risk level' of soil pollution from bottom and bottom-wall connections of aboveground storage tanks. However, on a case-by-case basis, situations might be identified where an 'acceptable risk level' is sufficient.	Not Applicable.	
BAT 31. BAT for aboveground tanks containing flammable liquids or liquids that pose a risk for	Not Applicable	

significant soil pollution or a significant pollution of adjacent watercourses is to provide secondary containment, such as:		
tank bunds around single wall tanks; see Section 4.1.6.1.11 double wall tanks; see Section 4.1.6.1.13		
cup-tanks; see Section 4.1.6.1.14 double wall tanks with monitored bottom discharge; see Section 4.1.6.1.15.		
BAT 32. For building new single walled tanks containing liquids that pose a risk for significant soil pollution or a significant pollution of adjacent watercourses, BAT is to apply a full, impervious, barrier in the bund, see Section 4.1.6.1.10.	Not Applicable	
BAT 33. For existing tanks within a bund, BAT is to apply a risk-based approach, considering the significance of risk from product spillage to the soil, to determine if and which barrier is best applicable. This risk-based approach can also be applied to determine a partial impervious barrier in a tank bund is sufficient or if the whole bund needs to be equipped with an impervious barrier. See Section 4.1.6.1.11.	Not Applicable	
BAT 34. For chlorinated hydrocarbon solvents (CHC) in single walled tanks, BAT is to apply CHC-proof laminates to concrete barriers (and containments), based on phenolic or furan resins. One form of epoxy resin is also CHC-proof. See Section 42.6.1.12.	Not Applicable	
BAT 35. BAT for underground and mounded tanks containing products that can potentially cause soil pollution is to: • apply a double walled tank with leak detection, see Section 4.1.6.1.16, or • to apply a single walled tank with secondary containment and leak detection, see Section 4.1.6.1.17.	Not Applicable	Manure torage tanks constructed to Dept. Of Agriculture, Food and The Marine Specifications.
BAT 36. For toxic, carcinogenic or other hazardous substances, BAT is to apply full containment.	Not Applicable	
5.1.2. Storage of packaged dangerous substances		
BAT 37. BAT in preventing incidents and accidents is to apply a safety management system as described in Sections 4.1.6.1.	Not Applicable	Not Stored on-site

Page 8 of 18

The minimum level of BAT is to assess the risks of accidents and incidents on the site using the five steps described in Section 4.1.6.1		
BAT 38. BAT is to appoint a person or persons who is or are responsible for the operation of the store.	Not Applicable	Not Stored on-site
BAT 39. BAT is to provide the responsible person(s) with specific training and retraining in emergency procedures as described in Section 4.1.7.1 and to inform other staff on the site of the risks of storing packaged dangerous substances and the precautions necessary to safely store substances that have different hazards.	Not Applicable	Not Stored on-site
BAT 40. BAT is to apply a storage building and/or an outdoor storage area covered with a roof, as described in Section 4.1.7.2. For storing quantities of less than 2500 litres or kilograms dangerous substances, applying a storage cell as described in Section 4.1.7.2 is also BAT.	Not Applicable	Not Stored on-site
BAT 41. BAT is to separate the storage area or building of packaged dangerous substances from other storage, from ignition sources and from other buildings on- and off-site by applying a sufficient distance, sometimes in combination with fire-resistant walls.	Not Applicable	Not Stored on-site
BAT 42. BAT is to separate and/or segregate incompatible substances. For the compatible and incompatible combinations see Annex 8.3.	Not Applicable	Not Stored on-site
BAT 43. BAT is to install a liquid-tight reservoir according to Section 4.1.7.5, that can contain all or a part of the dangerous liquids stored above such a reservoir. The choice whether all or only a part of the leakage needs to be contained depends on the substances stored and on the location of the storage (e.g. in a water catchment area) and can only be decided on a case-by-case basis.	Not Applicable	Not Stored on-site
BAT 44. BAT is to install a liquid-tight extinguishant collecting provision in storage buildings and storage areas according to Section 4.1.7.5. The collecting capacity depends on the substances stored, the amount of substances stored, the type of package used and the applied fire-fighting system and can only be decided on a case-by-case basis.	Not Applicable	Not Stored on-site

Page 9 of 18

BAT 45. BAT is to apply a suitable protection level of fire prevention and fire-fighting measures as described in Section 4.1.7.6. The appropriate protection level has to be decided on a case-by-case basis in agreement with the local fire brigade.	Not Applicable	Not Stored on-site
BAT 46. BAT is to prevent ignition at source as described in Section 4.1.7.6.1.	Not Applicable	Not Stored on-site
5.1.3 Basins and lagoons		
Where emissions to air from normal operation are significant, e.g. with the storage of pig slurry, BAT is to cover basins and lagoons using one of the following options: • a plastic cover; see Section 4.1.8.2 • a floating cover; see Section 4.1.8.1, or • only small basins, a rigid cover; see Section 4.1.8.2. Additionally, where a rigid cover is used, a vapour treatment installation can be applied to achieve an extra emission reduction, see Section 4.1.3.15. The need for and type of vapour treatment must be decided on a case-by-case basis. BAT 48. To prevent overfilling due to rainfall in situations where the basin or lagoon is not covered, BAT is to apply a sufficient freeboard, see Section 4.1.11.14 of the lagoon is not covered.	Not Applicable	No external storage tanks
To prevent overfilling due to rainfall in situations where the basin or lagoon is not covered, BAT is to apply a sufficient freeboard, see Section 4.1.11.12 of a right section 4.1.11 of a right section 4.1.1	Not Applicable	
Where substances are stored in a basin or lagoon with a risk of soil contamination, BAT is to apply an impervious barrier. This can be a flexible membrane, a sufficient clay layer or concrete, see Section 4.1.9.1	Not Applicable	
5.2 Transfer and handling of liquids and liquefied gases		
5.2.1 General principles to prevent and reduce emissions		
BAT 50. BAT is to apply a tool to determine proactive maintenance plans and to develop risk-based inspection plans such as, the risk and reliability based maintenance approach; see Section 4.1.2.2.1.	Applicable	Yes
BAT 51. For large storage facilities, according to the properties of the products stored, BAT is to apply a leak detection and repair programme. Focus needs to be on those	Applicable	Leak Detection under all new structures.

Finaway Farms Page 10 of 18

situations most likely to cause emissions (such as gas/light liquid, under high pressure and/or temperature duties). See Section 4.2.1.3.		
BAT 52. BAT is to abate emissions from tank storage, transfer and handling that have a significant negative environmental effect, as described in Section 4.1.3.1.	Not Applicable	
BAT 53. BAT in preventing incidents and accidents is to apply a safety management system as described in Section 4.1.6.1.	Applicable	Yes
BAT 54. BAT is to implement and follow adequate organisational measures and to enable the training and instruction of employees for safe and responsible operation of the installation as described in Section 4.1.6.1.1.	Applicable Applicable	Yes
training and instruction of employees for safe and responsible operation of the installation as described in Section 4.1.6.1.1. 5.2.2 Considerations on transfer and handling techniques 5.2.2.1 Piping BAT 55. BAT is to apply aboveground closed piping in new situations, see Section 4.2011 For	ditt	
BAT 55. BAT is to apply aboveground closed piping in new situations, see Section 4.234 1. For existing underground piping it is BAT to apply a risk and reliability based maintenance approach as described in Section 4.1.2.2.1.	Applicable	Will be To be considered upon the installation of any new infrastructure.
BAT 56. BAT is to minimise the number of flanges by replacing them with welded connections, within the limitation of operational requirements for equipment maintenance or transfer system flexibility, see Section 4.2.2.1.	Not Applicable	
BAT 57. BAT for bolted flange connections (see Section 4.2.2.2.) include: • fitting blind flanges to infrequently used fittings to prevent accidental opening • using end caps or plugs on open-ended lines and not valves • ensuring gaskets are selected appropriate to the process application • ensuring the gasket is installed correctly • ensuring the flange joint is assembled and loaded correctly • where toxic, carcinogenic or other hazardous substances are transferred, fitting high integrity gaskets, such as spiral wound, kammprofile or ring joints.	Not Applicable	

Finaway Farms Page 11 of 18

BAT is to prevent corrosion by:		Yes
The transfer and the second section of the second s		
selecting construction material that is resistant to the product		
applying proper construction methods		
applying preventive maintenance, and		
where applicable, applying an internal coating or adding corrosion inhibitors.		
BAT 59.	Not Applicable	
To prevent the piping from external corrosion, BAT is to apply a one, two, or three		
layer coating system depending on the site-specific conditions (e.g. close to sea).		
Coating is normally not applied to plastic or stainless steel pipelines. See Section		
4.2.3.2.	AGE.	
5.2.2.2 Vapour treatment BAT 60. BAT is to apply vapour balancing or treatment on significant emissions from the leading and uploading of volatile substances to (or from) trucks, barges and ships. The		
BAT 60. BAT is to apply vapour balancing or treatment on significant emissions from the	Not Applicable	
BAT is to apply vapour balancing or treatment on significant emissions from the		
loading and difficating of volatile substances to for from tracks, barges and singles. For		1
significance of the emission depends on the substance and the volume that is		
emitted, and has to be decided on a case-by-case basis. For more detail see Section		
4.2.8.		
5.2.2.3 Valves		
BAT 61.	Not Applicable	
BAT for valves include:		
correct selection of the packing material and construction for the process		
application		
with monitoring, focus on those valves most at risk (such as rising stem control		
valves in continual operation)		1
applying rotating control valves or variable speed pumps instead of rising stem		
control valves		
where toxic, carcinogenic or other hazardous substances are involved, fit diaphragm, bellows, or double walled valves		
• route relief valves back into the transfer or storage system or to a vapour treatment		
system.		
5.2.2.4 Pumps and compressors		

BAT 62.	Not Applicable	
The following are some of the main factors which constitute BAT: • proper fixing of the pump or compressor unit to its base-plate or frame • having connecting pipe forces within producers' recommendations • proper design of suction pipework to minimise hydraulic imbalance • alignment of shaft and casing within producers' recommendations • alignment of driver/pump or compressor coupling within producers' recommendations when fitted • correct level of balance of rotating parts • effective priming of pumps and compressors prior to start-up • operation of the pump and compressor within producers' recommended performance range (The optimum performance is achieved at its best efficiency point.) • the level of net positive suction head available should always be in excess of the pump or compressor • regular monitoring and maintenance of both rotating equipment and seal systems, combined with a repair or replacement programme. BAT 63. BAT is to use the correct selection of pump and seal types for the process application, preferably pumps that are technologically designed to be tight such as tanned motor		
BAT 63. BAT is to use the correct selection of pump and seal types for the process application, preferably pumps that are technologically designed to be tight such as canned motor pumps, magnetically coupled pumps, pumps with multiple mechanical seals and a quench or buffer system, pumps with multiple mechanical seals and seals dry to the atmosphere, diaphragm pumps or bellow pumps. For more details see Sections 3.2.2.2, 3.2.4.1 and 4.2.9.	Not Applicable	
BAT 64. BAT for compressors transferring non-toxic gases is to apply gas lubricated mechanical seals.	Not Applicable	
BAT 65. BAT for compressors, transferring toxic gases is to apply double seals with a liquid or gas barrier and to purge the process side of the containment seal with an inert buffer gas.	Not Applicable	
BAT 66. In very high pressure services, BAT is to apply a triple tandem seal system.	Not Applicable	

Page 13 of 18

5.2.2.5 Sampling connections		
BAT 67. BAT, for sample points for volatile products, is to apply a ram type sampling valve or a needle valve and a block valve. Where sampling lines require purging, BAT is to apply closed-loop sampling lines. See Section 4.2.9.14.	Not Applicable	
5.3 Storage of solids		
5.3.1 Open storage		
BAT 68. BAT is to apply enclosed storage by using, for example, silos, bunkers, hoppers and containers, to eliminate the influence of wind and to prevent the formation of dust by wind as far as possible by primary measures. See Table 4.12 for these primary measures with cross-references to the relevant sections.	Not Applicable Not Applicable	
BAT 69. BAT for open storage is to carry out regular or continuous visual inspections to see if the dust emissions occur and to check if preventive measures are in good working order. Following the weather forecast by, e.g, using meteorological instruments on site, will help to identify when the moistening of heaps is necessary and will prevent unnecessary use of resources for moistening the open storage. See Section 4.3.3.1.	Not Applicable	
BAT 70. BAT for long-term open storage are one, or a proper combination of the following techniques: • moistening the surface using durable dust-binding substances, see Section 4.3.6.1 • covering the surface, e.g. with tarpaulins, see Section 4.3.4.4 • solidification of the surface, see Table 4.13 • grassing-over of the surface, see Table 4.13.	Not Applicable	
BAT 71. BAT for short-term open storage are one, or a proper combination, of the following techniques: • moistening the surface using durable dust-binding substances, see Section 4.3.6.1 • moistening the surface with water, see Sections 4.3.6.1 • covering the surface, e.g. with tarpaulins, see Section 4.3.4.4.	Not Applicable	

Finaway Farms Page 14 of 18

5.3.2 Enclosed storage		
BAT 72. BAT is to apply enclosed storage by using, for example, silos, bunkers, hoppers and containers. Where silos are not applicable, storage in sheds can be an alternative. This is, e.g. the case if apart from storage, the mixing of batches is needed.	Applicable	Yes
BAT 73. BAT for silos is to apply a proper design to provide stability and prevent the silo from collapsing. See Sections 4.3.4.1 and 4.3.4.5.	Applicable	Yes
BAT 74. BAT for sheds is to apply proper designed ventilation and filtering systems and to keep the doors closed. See Section 4.3.4.2.	Applicable	Yes
BAT 75 BAT is to apply dust abatement and a BAT associated emission level of 1 – 10 mg/m³, depending on the nature/type of substance stored. The type of abatement technique has to be decided on a case-by-case basis. See Section 4.3.7.	Not Applicable	
For a silo containing organic solids, BAT is to apply an explosion resistant silo (see Section 4.3.8.3), equipped with a relief valve that closes rapidly after the explosion to prevent oxygen entering the silo, as described in Section 4.3.8.4.	Not Applicable	
5.3.4 Preventing incidents and (major) accidents		
BAT 77. BAT in preventing incidents and accidents is applying a safety management system as described in Section 4.1.7.1.	Applicable	Yes
5.4 Transfer and handling of solids		
5.4.1 General approaches to minimise dust from transfer and		
handling		
BAT 78. BAT is to prevent dust dispersion due to loading and unloading activities in the open air, by scheduling the transfer as much as possible when the wind speed is low. However, and taking into account the local situation, this type of measure cannot be generalised to the whole EU and to any situation irrespective of the possible high	Not Applicable	

Page 15 of 18

costs. See Section 4.4.3.1.		
BAT 79. When applying a mechanical shovel, BAT is to reduce the drop height and to choose the best position during discharging into a truck; see Section 4.4.3.4.	Not Applicable	
BAT 80. BAT then is to adjust the speed of vehicles on-site to avoid or minimise dust being swirled up; see Section 4.4.3.5.2.	Not Applicable	
BAT 81. BAT for roads that are used by trucks and cars only, is applying hard surfaces to the roads of, for example, concrete or asphalt, because these can be cleaned easily to avoid dust being swirled up by vehicles, see Section 4.4.3.5.3. However, applying hard surfaces to the roads is not justified when the roads are used just for big shovel vehicles or when a road is temporary.	Not Applicable Not Applicable	
BAT 82. BAT is to clean roads that are fitted with hard surfaces according to Section 4.4.6.42.50	Not Applicable	
BAT 83. Cleaning of vehicle tyres is BAT. The frequency of cleaning and type of cleaning facility applied (see Section 4.4.6.13) has to be decided on a case-by-case basis of the control	Not Applicable	
Where it neither compromises product quality, plant safety, nor water resources, BAT for loading/unloading drift sensitive, wettable products is to moisten the product as described in Sections 4.4.6.8, 4.4.6.9 and 4.3.6.1. Risk of freezing of the product, risk of slippery situations because of ice forming or wet product on the road and shortage of water are examples when this BAT might not be applicable.	Not Applicable	
BAT 85. For loading/unloading activities, BAT is to minimise the speed of descent and the free fall height of the product; see Sections 4.4.5.6 and 4.4.5.7 respectively. Minimising the speed of descent can be achieved by the following techniques that are BAT: • installing baffles inside fill pipes • applying a loading head at the end of the pipe or tube to regulate the output speed • applying a cascade (e.g. cascade tube or hopper) • applying a minimum slope angle with, e.g. chutes.	Not Applicable	
BAT 86.	Not Applicable	

Page 16 of 18

To minimise the free fall height of the product, the outlet of the discharger should reach down onto the bottom of the cargo space or onto the material already piled up. Loading techniques that can achieve this, and that are BAT, are: • height adjustable fill pipes • height adjustable fill tubes, and • height adjustable cascade tubes. These techniques are BAT, except when loading/unloading non drift sensitive products, for which the free fall height is not that critical.		
5.4.2 Considerations on transfer techniques		
BAT 87. For applying a grab, BAT is to follow the decision diagram as shown in Section 4.4.3.2 and to leave the grab in the hopper for a sufficient time after the material discharge.	Not Applicable	
For applying a grab, BAT is to follow the decision diagram as shown in Section 4.4.3.2 and to leave the grab in the hopper for a sufficient time after the material discharge. BAT 88. BAT for new grabs, is to apply grabs with the following properties (see Section 4.4.5.1): • geometric shape and optimal load capacity • the grab volume is always higher than the volume that is given by the grab curve • the surface is smooth to avoid material adhering, and • a good closure capacity during permanent operation.		
BAT 89. For all types of substances, BAT is to design conveyor to conveyor transfer chutes in such a way that spillage is reduced to a minimum. A modelling process is available to generate detail designs for new and existing transfer points. For more details see Section 4.4.5.5.	Not Applicable	
BAT 90. For non or very slightly drift sensitive products (S5) and moderately drift sensitive, wettable products (S4), BAT is to apply an open belt conveyor and additionally, depending on the local circumstances, one or a proper combination of the following techniques: • lateral wind protection, see Section 4.4.6.1 • spraying water and jet spraying at the transfer points, see Sections 4.4.6.8 and 4.4.6.9, and/or • belt cleaning, see Section 4.4.6.10.	Not Applicable	

Page 17 of 18

BAT 91.	Not Applicable	
For highly drift sensitive products (S1 and S2) and moderately drift sensitive, not		
wettable products (S3) BAT for new situations, is to:		
apply closed conveyors, or types where the belt itself or a second belt locks the		
material (see Section 4.4.5.2), such as:		
pneumatic conveyors		
trough chain conveyors		
screw conveyors		
tube belt conveyor		
loop belt conveyor		
double belt conveyor		
or to apply enclosed conveyor belts without support pulleys (see Section 4.4.5.3),	A other use.	
such as:	ofter	
aerobelt conveyor	3	
• low friction conveyor		
• conveyor with diabolos.		
The type of conveyor depends on the substance to be transported and on the		
location and has to be decided on a case-by-case basis.		
aerobelt conveyor low friction conveyor conveyor with diabolos. The type of conveyor depends on the substance to be transported and on the substance location and has to be decided on a case-by-case basis. BAT 92. For existing conventional conveyors, transporting highly drift sensitive products (S1)	Not Applicable	
For existing conventional conveyors, transporting highly drift sensitive products (S1		
and S2) and moderately drift sensitive, not wettable products (S3), BAT is to apply		
housing; see Section 4.4.6.2. When applying an extraction system, BAT is to filter the		
outgoing air stream; see Section 4.4.6.4.		
BAT 93.	Not Applicable	
To reduce energy consumption for conveyor belts (see Section 4.4.5.2), BAT is to	- W. W. A. C.	
apply:		
a good conveyor design, including idlers and idler spacing		
an accurate installation tolerance, and		
a belt with low rolling resistance.		

Finaway Farms Page 18 of 18

Additional Information

Consent of copyright owner required for any other use.

Finaway Farms Attachments



Additional Information

TABLE E.2(i): UNCONTAMINATED EMISSIONS TO SURFACE

WATERS

(One page for each emission)

Emission Point:

Emission Point Ref. Nº:	Pending Completion of Construction Works SW1 & SW2 proposed
Source of Emission:	Roof and Clean Yard Run-off
Location:	
Grid Ref. (10 digit, 5E,5N):	Pending
Name of receiving waters:	Local Stream

Consent of copyright owner required for any other use



UNCONTAMINATED EMISSIONS TO GROUND (1 Page for each TABLE E.3(i): emission point)

Emission Point or Area:

Emission Point/Area Ref. Nº:	
Emission Pathway: (borehole, well, percolation area, soakaway, landspreading, etc.)	
Location:	
Grid Ref. (10 digit, 5E,5N):	
Aquifer classification for receiving groundwater body:	
Groundwater vulnerability assessment (including vulnerability rating):	
Identity and proximity of groundwater sources at risk (wells, springs, etc):	colly, any other use.
Identity and proximity of surface water bodies at risk:	Specifical Particular Secretary Officer Use.



TABLE F.1(i): EMISSIONS MONITORING AND SAMPLING POINTS -(1 table per monitoring point)

Emission Point Reference No. :_

Parameter	Monitoring frequency	Accessibility of Sampling Points	Sampling method	Analysis method/ technique
			M. Sty Offer	
		Active Contraction	for	
		in Set of the feeding		
		A 100		
		, of colds,		
		Consent		



TABLE H.3(i): Generation of waste at the installation and its management

Waste description	EWC Code (use asterisk to indicate whether hazardous waste or not)	Category per Animal By- products Regulation 1069/2009	Source of waste	Quantity generated (tonnes per month)	Location of recovery of disposal (on-site, off-site, exported)	Method of recovery or disposal (e.g. recycling, energy recovery, other incineration, landfill)
			80	a use.		
			20th, 5th or			
			2 Pircelifed			

Table I.2(i) GROUNDWATER QUALITY (Sheet 1 of 2) Monitoring Point/ Grid Reference:

Parameter			esults ng/l)		Sampling method (composite etc.)	Normal Analytical Range	Analysis method / technique
	Date	Date	Date	Date			
pH			1				
Ammoniacal nitrogen NH ₄ -N							
Phosphate PO ₄							
Faecal coliforms (/100mls)							
Total coliforms (/100mls)					Jise.		
Water level (m OD)					other		
Phosphate PO ₄				only	any		
Faecal coliforms (/100mls)				Oses of Fr			
Total coliforms (/100mls)				Durganite			
Water level (m OD)				citotites			



TABLE I.2(ii): LIST OF OWNERS/FARMERS OF LAND

Land Owner	Townlands where landspreading	Map Reference	Fertiliser P requirement for each farm
			*NMP must take account of on-farm slurry
			A Tige.



TABLE I.2(iii): LANDSPREADING

Land Owner/Farmer	
Man Reference	

Field ID	Total Area (ha)	(a) Usable Area (ha)	Soil P Test Mg/l	Date of P test	Crop	P Required (kg P/ha)	Volume of On-Farm Slurry Returned (m³/ha)	Estimated P in On Farm Slurry (kg P/ha)	(b) Volume to be Applied (m³/ha)	P Applied (kg P/ha)	Total Volume of imported slurry per plot (m ³)
						Cons	For its pectod where				

TOTAL VOLUME THAT CAN BE IMPORTED ON TO THE FARM.

Concentration of P in landspread matterial	- kg P/m³
Concentrarion of N in landspread material	- kg N/m ³