

TO: Mary Murphy
c/o McCabe Consulting Engineers
Coolure
Coole
Co. Westmeath

RE/ **PLANNING AND DEVELOPMENT ACTS 2000-2010**
NOTIFICATION OF FINAL GRANT

Planning Register Number: 11/2091
Valid Application Receipt Date: 24/11/2011

In pursuance of the powers conferred upon them by the above mentioned Acts, Westmeath County Council have by Order dated 19/06/2012 GRANTED PERMISSION to the above named, for the development of land, namely:-

Full planning permission to extend existing pig rearing facilities to accommodate an extra 3318 pigs. The development shall also provide for carrying out of all ancillary site development works. Total floor is 3886.636 sqm. An E.I.S. will be submitted with the application, at Joristown Piggery Joristown Upper Killucan

for the reasons and considerations set out in Schedule 1 and subject to the 20 conditions set out in Schedule 2 hereto.

Signed on behalf of Westmeath County Council


M. Brady
Planning.

Date 23-07-2012

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

NOTE:

The permission herein granted shall, except in the case of an outline permission or where otherwise stated in the Notification of Final Grant, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards: -

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

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Schedule One

Having regard to the provisions of The Westmeath County Development Plan (2008) section 7.5.2, it is considered that, subject to the attached conditions set out in schedule two, the proposal is consistent with the terms and provisions of adopted policy and is therefore considered in accordance with the proper planning and sustainable development of the area.

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Schedule Two

1. Subject to the conditions set out below the development shall be carried out in accordance with submitted plans and details received by the Planning Authority on the 24th November 2011 as amended by revised plans and particulars submitted on the 26th April 2012, except for any alterations and modifications specified below.

Reason: In the interests of orderly development.

2. Prior to the commencement of development or as otherwise agreed in writing with the Planning Authority the developer shall pay the sum of **€20,263.09** (Twenty thousand, two hundred and sixty three euro nine cent), as set out below, to the Planning Authority as a contribution, in accordance with the Council's Development Contribution Scheme adopted in 2004, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority, and that is provided or that it is intended will be provided by, or on behalf of, the Council.

The contribution payable will be based on the contribution rate applicable at the time of payment and not the rate in existence when permission is granted. The amount of the development contribution will be updated annually on the 1st January in accordance with changes in the Wholesale Price Index (Building and Construction), (Capital Goods) and penalty interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme:-

Class of Infrastructure (Table two)	Rate of contribution	Amount of Contribution
C. Agricultural Development, total floor area proposed. Levies are applied as follows; 3,886.63m ² -500m ² = 3,386.63m ² is the total area of new build subject to contributions: €3 per m ² 500 to 1,000 M ² = €1,500 €6.50 per M ² > 1,000 M ² (i.e. 2,886.63m ² at €6.50 per m ²), €18,763.09	Nil up to 500 M ² €3 per M ² 500 to 1,000 M ² €6.50 per M ² > 1,000 M ² of development Area	€1,500.00 €18,763.09
Total		€20,263.09

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

3. Landspreading of animal manure shall be undertaken in accordance with the conditions outlined under S.I. No. 788 of 2005, European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2005.

Reason: In the interests of the environment.

4. Slurry shall be spread only in accordance with the usage of the lands and the capacity of the land and cropping regime to absorb / utilise the slurry nutrients (N.P.K.) being applied

Reason: In the interests of the environment.

5. All uncontaminated surface water, including roof water, shall be separately collected and discharged to soak-pits or land drains, and shall not in any circumstances be allowed to discharge to the foul storage facilities. All other farm effluent (e.g. silage effluents) shall be managed as per conditions outlined under S.I. No. 788 of 2005, European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2005.

Reason: In the interests of the environment and orderly development.

6. Development on site shall comply with the Department of Agriculture Specifications for Housing of Pig and Sow Units and storage of Animal slurries.

Reason: In the interests of the environment.

7. All structural works shall conform to the requirements of the Department of Agriculture's specification. The proposed underground storage tanks shall be designed and constructed in accordance with accepted good practice to ensure a watertight structure.

Reason: In the interests of orderly development.

8. Prior to the commencement of any development on site samples of Roofing colour and all external materials and finishes shall be submitted for the written agreement by the Planning Authority.

Reason: In the interests of visual amenity.

9. Before any work on the proposed development commences, the existing full length of road boundary hedge on the left hand side of the existing entrance and on the right hand side of the existing entrance shall be reduced in height to a maximum height of not more than 1m over the existing road level and maintained at all times from the existing access point.

Reason: In the interests of traffic safety.

- 10i. The septic tank and percolation area shall be located, constructed, and strictly maintained in accordance with the Code of Practice "Wastewater Treatment and Disposal Systems Serving Single Houses" published by the EPA (Environmental Protection Agency).
- ii. The plant shall be located in compliance with the separation distances as laid out in the EPA's Code of Practice "Wastewater Treatment and Disposal Systems Serving Single Houses" – Table 6.1: Minimum separation distances in meters.
- iii. The effluent from the plant shall discharge to a percolation area generally in accordance with the EPA's Code of Practice "Wastewater Treatment and Disposal



Systems Serving Single Houses”, but specifically satisfying all of the requirements of Chapter 6 – Site Characterisation.

- iv. Excess sludge from the Treatment Plant shall be disposed of in accordance with Code of Good Practice for the use of Biosolids in Agriculture (Guidelines) D.O.E. & L.G., November 1999.

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

- 11. Prior to the commencement of any development the applicant to submit a detailed landscape plan and planting schedule for the written agreement of the planning authority which shall also include the provision for a 5m buffer along the neighbouring boundary to the northeast of the application site which shall be planted with semi-mature native tree species.

Reason: In the interests of visual amenity and proper planning.

- 12. No signs, symbols or advertisements, shall be erected on site without the prior written agreement of the Planning Authority whether or not such development would otherwise constitute “exempted development” under the terms of the Planning and Development Regulations, 2001 (as may be amended).

Reason: In the interests of visual amenity and to maintain proper planning control over the proposed development.

- 13. All construction and demolition wastes located on site shall be disposed at a licensed Construction and Demolition recycling facility.

Reason: In the interests of pollution control and environmental protection.

- 14. Monitoring of the Surface Water pond to be conducted quarterly to ensure that only clean roof water is discharged to this pond.

Reason: In the interest of the environment and orderly development

- 15. All slurry to be spread in accordance with S. I. 610 of 2010 (European Agricultural Practice for Protection of Waters) Regulations 2010 and as specified in the Agri-Environmental Report that was submitted with the application.

Reason: In the interest of the environment and orderly development

- 16. Top soil to be stored on site for landscaping purposes as far as possible surplus topsoil and subsoil must go to a licensed facility as specified in the Waste Management Act 1996 as amended or to a recovery site with a Waste Permit issued by the County Council. The haulier of the topsoils must be permitted in accordance with the Waste Management Act 1996 as amended.

Reason: In the interest of the environment and orderly development

- 17i. Noise monitoring to be conducted at the site.
- ii. Noise from the construction works should be kept within the following limits when measured at noise sensitive locations close to site boundary.

Day time Leq 55dB(A)
 Night time Leq 45dB(A)
 Day time is defined as 8am-8pm
 Night time is defined as 8pm-8am

Measured at sensitive locations close to the site boundary.

Reason: In the interest of the environment and orderly development.

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- 18i. No burning of waste /debris on site shall be permitted.
- ii. Site roads to be kept clean so that no mud or debris is allowed onto the public road.
- iii. The disposal of any hazardous waste that may be found on the site should go to Licensed Hazardous Waste Facility.

Reason: In the interest of the environment and orderly development

- 19. A competent professional person with professional indemnity insurance shall certify compliance with conditions No.9, No. 10, No. 13, No. 14 and No. 17 to the satisfaction of the Planning Authority and submit such to the Area Office prior to the first use of the new development.

Reason: In the interests of orderly development

- 20. This permission refers exclusively to the proposals contained within this application and does not refer to any other structure or installation within the site. Any other structure in so far as its use maybe unauthorised shall be subject to a further grant of permission.

Reason: To avoid any misunderstanding as to the proper construction of this permission.

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