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

30th March 2017

**Re: Doon Farm Enterprises Ltd
Licence Application**

Dear Sir/Madame,

Please find enclosed a Licence 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 Doon Farm Enterprises Ltd.

Included as part of this application is the required application fee of €8,888.

If you require any additional information please contact this office.

Yours Faithfully,



Paraic Fay B.Agr.Sc.

Doon Farm Enterprises Limited
c/o Mr Shane Brady B.Agr.Sc.
CLW Environmental Planners Limited
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Cavan
County Cavan

Headquarters, PO Box 3000
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31st January 2017

Reg. No P1024-01

Dear Mr Brady

The Agency has reviewed your letter dated 5th January 2017 regarding Doon Farm Enterprises Limited.

Having carefully examined the legislative measures in relation to licensing fees, the Agency considers that a waiver on the new application fee is not appropriate in this case. However, the circumstances around the application has been noted and it is fully recognised that Mr Ryan's case is unique and in this light, the Agency will consider a refund/partial refund of fees once a licence is issued, where approved by the Director. This is subject to the following conditions:

- That the new application is lodged with the Agency without further delay;
- Article 9 of the EPA (Licensing Fees) Regulations 1994, as amended, is fully complied with, which includes the payment of the required fee when the new licence application is lodged with the Agency;
- The Agency receives all the required information expeditiously, as may be requested, as part of the new licence application.

Yours sincerely



Patrick Geoghegan
Senior Inspector,
Environmental Licensing Programme
Office of Environmental Sustainability



Industrial Emissions Activity Licence

Application Form Pig & Poultry Sector

EPA Reg. No.: <i>(Office use only)</i>	<input type="text"/>
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ELECTRONIC COPIES OF THE APPLICATION **MUST** 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/instructionsforapplicantsreapplicationform.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	<p>Amendments to Section A</p> <p>Amendment to Section B.1</p> <p>New Section B.3B</p> <p>Amendments to Section B.6</p> <p>Amendments to Section L</p>	<p>To require summary table of impacts in Non-Technical summary</p> <p>Change from "Owner/Operator" to "Applicant"</p> <p>In relation to Fees</p> <p>Additional requirements in relation to planning history and the submission of EISs.</p> <p>To reflect BAT & IED requirements</p>



Industrial Emissions Licence Application Form

Environmental Protection Agency

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

Environmental Protection Agency Act, 1992, as amended.

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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 no larger 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 X	Official <input type="checkbox"/>

(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	
CHECKED	Applicant X	Official <input type="checkbox"/>

(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 X	Official <input type="checkbox"/>

(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 X	Official <input type="checkbox"/>

(b) 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,

LOCATION	Section B.4	
CHECKED	Applicant <input checked="" type="checkbox"/>	Official <input type="checkbox"/>

(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 <input checked="" type="checkbox"/>	Official <input type="checkbox"/>

(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:

- (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
- (ii) 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 B.5	
CHECKED	Applicant <input checked="" type="checkbox"/>	Official <input type="checkbox"/>

(e) 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
- (ii) 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 <input checked="" type="checkbox"/>	Official <input type="checkbox"/>

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

LOCATION	Section H	
CHECKED	Applicant X	Official <input type="checkbox"/>

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

LOCATION	Section D	
CHECKED	Applicant X	Official <input type="checkbox"/>

- (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	
CHECKED	Applicant X	Official <input type="checkbox"/>

- (i) 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 X	Official <input type="checkbox"/>

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

LOCATION	Section F	
CHECKED	Applicant X	Official <input type="checkbox"/>

- (k) provide:
- (i) details, and an assessment, of the impacts of any existing 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

- (ii) 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 X	Official <input type="checkbox"/>

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

LOCATION	Section I.8	
CHECKED	Applicant X	Official <input type="checkbox"/>

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

LOCATION	Section I.3	
CHECKED	Applicant X	Official <input type="checkbox"/>

- (n) provide, when requested by the Agency, in the case of an activity that involves the use, production or release of relevant hazardous substances (as defined in section 2 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.

- (o) 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 X	Official <input type="checkbox"/>

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

LOCATION	Section I	
CHECKED	Applicant X	Official <input type="checkbox"/>

- (q) 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 X	Official <input type="checkbox"/>

- (r) describe the measures to be taken on and following the permanent 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 X	Official <input type="checkbox"/>

- (s) describe the arrangements for the prevention of waste in 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 re-use, 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 X	Official <input type="checkbox"/>

- (t) specify, by reference to the relevant European Waste Catalogue codes as prescribed by Commission 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	Section H	
CHECKED	Applicant X	Official <input type="checkbox"/>

- (u) State whether the activity is an establishment to which the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 apply.

LOCATION	Section B	
CHECKED	Applicant X	Official <input type="checkbox"/>

- (v) 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 X	Official <input type="checkbox"/>

- (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 <input checked="" type="checkbox"/>	Official <input type="checkbox"/>

- (x) include any other information required under Article 11 of the Industrial Emissions Directive,

LOCATION	Section G & I	
CHECKED	Applicant <input checked="" type="checkbox"/>	Official <input type="checkbox"/>

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

- (a) 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	
CHECKED	Applicant <input checked="" type="checkbox"/>	Official <input type="checkbox"/>

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

LOCATION	Attachment B.7	
CHECKED	Applicant <input checked="" type="checkbox"/>	Official <input type="checkbox"/>

- (c) 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 <input checked="" type="checkbox"/>	Official <input type="checkbox"/>

- (d) 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 <input checked="" type="checkbox"/>	Official <input type="checkbox"/>

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

LOCATION	Attachment B.7	
CHECKED	Applicant <input checked="" type="checkbox"/>	Official <input type="checkbox"/>

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

LOCATION	Attachment E	
CHECKED	Applicant X	Official <input type="checkbox"/>

(iv) monitoring and sampling points, and

LOCATION	Attachment F.2	
CHECKED	Applicant X	Official <input type="checkbox"/>

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

LOCATION		
CHECKED	Applicant X	Official <input type="checkbox"/>

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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/instructionsforapplicantsreapplicationform.html>

LOCATION	
CHECKED	Applicant <input checked="" type="checkbox"/> Official <input type="checkbox"/>

CD version PROVIDED Y/N	
CHECKED	Applicant <input checked="" type="checkbox"/> Official <input type="checkbox"/>

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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 identified effects	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		
Material Assets	No		
Cultural Heritage	No		

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Supporting information should form **Attachment N° A.1**

SECTION B GENERAL

B.1. Applicant

* *Applicants Name:* Doon Farm Enterprises Ltd

Address: Doon,

Araglin,

Kilworth, Co Cork.

Telephone N^o: 087-2816642 *Fax N^o:* _____

e-mail : doonfarmenterprise@gmail.com

* This should be the name of the applicant on the date the Application is lodged with the Agency. This should be the name of the legal entity (which can be a limited company or a sole trader). A trading/business name is not acceptable.

Address for correspondence : CLW Environmental Planners
(if different from above)

The Mews,

23 Farnham St

Co Cavan

Address of Body Corporate :
(if applicable)

Doon,

Araglin,

Kilworth, Co Cork.

e-mail : doonfarmenterprise@gmail.com

The applicant must also supply the following:

- (a) Certified Copy of Certificate of Incorporation
- (b) Company's Number in Company's Registration Office and
- (c) Particulars of Registered Office of the Company

CRO No.	425804
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Industrial Emissions Licence Application Form (Pig & Poultry Sector)

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).

Name: _____

Address: _____

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

*mandatory fields

*Name:	Charlie Ryan
Position in organisation:	Director
Tel:	087-2816642
*e-mail:	doonfarmenterprise@gmail.com

Comment: This inspection purposes only. Consent of the owner required for any other use.

B.2. Location of Activity

Name: Doon Farm Enterprises

Full Address: Doon,

Araglin,

Kilworth,

Co Tipperary.

Telephone N^o: 087-2816642 Fax N^o: _____

Contact Name(s): Paraic Fay

Position(s): CLW Environmental Planners Ltd,

The Mews,

23 Farnham St,

Cavan.

e-mail : paraic@clw.ie

National Grid Reference (12 digit 6E,6N) E197232 N106590

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

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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
6.2	The rearing of pigs in an installation where the capacity exceeds – (b) 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 €)
6.3	€8,888
Total fee paid	

* 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
6.6	Intensive rearing of poultry or pigs: (b) with more than 2 000 places for production pigs (over 30 kg).

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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 Employees (existing facilities) : 4

Gross Capital Cost (new proposals) € N/A

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:	Tipperary County Council
Address:	Planning Section, Civic Offices, Clonmel, Co Tipperary.
Tel:	076-1065000
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)

No		See Section B.6(a) below NOTE: For Agency initiated reviews , you can disregard the instructions in B.6(a) and progress to Section B.7.
Yes	*	See all 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 <u>complete the tables</u> 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 authority or An Bord Pleanála that this is the case.
Yes		Planning Ref No: _____

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

Does this application relate to a site where planning permission has <u>never</u> been required?		
	*	No
Letter of confirmation from Planning Authority or An Bord Pleanála included.		Yes

Where the activity which is the subject of this licence/review application has never required a grant of planning permission previously, **Attachment N^o 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.

B.6 (b) Environmental Impact Statements

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

No.	Option	
1(a)	Is this a new licence application OR review application where the last licence (excluding reviews initiated by the EPA) was determined before 30 th September 2012?	Applicable? Yes
1(b)	<p>If yes, provide the following:</p> <ul style="list-style-type: none"> 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 <u>also</u> be submitted. 	Yes
2(a)	Is this a review application where the last licence (excluding reviews initiated by the EPA) was determined after 30 th September 2012?	Applicable? No
2(b)	<p>If yes, provide the following:</p> <ul style="list-style-type: none"> If this is an application for a licence review, and the last licence review (not including reviews initiated by the EPA) was determined after 30th 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. 	Documents Provided No
3(a)	Does this application relate to a site where an EIS has never been required at planning stage ?	Applicable? No
3(b)	If yes, 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 N^o B.6 .	Documents Provided ? No

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 N^o 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?
16601143	Tipperary Co Co.	12/12/2016	Permission for retention for and the indefinite continuation of the use of the extensions constructed to the fattening houses, weaner house and associated works at the farmyard complex.	Yes	No	

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 that was associated with an EIS.
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 N^o 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?
071368		20/07/2007	Construction of 1 No. Loose Dry Sow house, 1 No. Farrowing house, 2 No. Finisher pig houses, a feed mill and 1 No. manure storage basin and associated works in order to comply with animal welfare and nitrates legislation.	Yes	
11349		12/08/2011	Construct a new Dry Sow house in accordance with the requirements of welfare regulations as per SI No. 48 of 2003 and the proposed development will not increase stock numbers at the facility.	No	

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 any structure or modification on site has been determined by the planning authority or An Bord Pleanála to be "exempted development" or is considered not to be development, 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	Tick if exempted development	Tick if considered not to be development

B.6 (f) Other Consents Granted

List all 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 which required EIA 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?

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. Where a 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 N^o B.6**.

Licences and permits

For existing activities, **Attachment N^o 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 reference number	Brief Description	Date granted	Currently in force? (Yes/No)

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: HSE Cork

Address: Model Business Park,
Model Farm Road,
Co Cork

Telephone N^o: 028-40404

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 N^o 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 updated, 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 N^o 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 N^o B.9**

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.

The applicant is an existing pig farmer and has circa 25 years' experience in working and operating pig farms. The management of the pig enterprise involves a disciplined approach to work routines. This is necessary for both commercial and animal welfare reasons. The main activities at this facility occur during normal working hours on this site which are primarily from 07.00hrs to 18.00hrs., Monday to Friday and 07.00 to 13.00, Saturday and Sunday, however automatic feeding and ventilation systems will operate outside of these hours. This unit is operated in such a way that only essential activities are carried out outside of these hours. It is the intention of the applicant to operate the farm with the uppermost regard for environmental protection while at the same time implementing modern management methods on the farm.

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

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 N^o 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.

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 carcass 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 slaughter 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.*
- 5. Good management and stockmanship.*

Size of Development

The layout of this farm is shown on the layout plan contained in Attachment B2

The activity on the site is the breeding and rearing of pigs in a licensable installation/facility. The facility is located in a rural area. The installation comprises 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 were designed and installed for the purpose of rearing pigs for sale on the site. The farm has the capacity to accommodate an average of c. 500 sows excl served gilts in an integrated pig production enterprise.

While production on the site is 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 by the local animal feed industry, water, veterinary medicines and a modest amount of energy (electricity and oil). Water for stock and for washing is acquired from the two on site wells. A water storage tank 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 8,563 m³ for a 500 sow integrated pig unit.

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 Mick Duggan Skip Hire Ltd. 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 watercourse. 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 are in good serviceable condition and will be maintained that way. The practices and technology used in the site for the rearing of stock 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.*

D.2. Development and Operational History of the Site

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

This farm is a pig production unit, which has existed at this site for a number of years. The activities on site involve the normal management, and monitoring of stock for the production of meat. Feeding and ventilation systems are fully automated. The applicant carries out, records, and documents all practices and duties necessary for the proper management and monitoring of this farm. The nearest dwelling house to the pig farm site is that of Charlie Ryan himself, at a distance of circa 280m north of the site.

Attachment N^o 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.

SECTION E EMISSIONS

E.1. Emissions to AtmosphereFugitive 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 N° 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 minimised using the following recommendations;

- *Manure management kept to a high standard.*
- *Stocking density maintained at 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 Mick Duggan Skip Hire Ltd.*
- *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 N^o 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.

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).

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^o 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/non-agricultural 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^o 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 N^o E.4**

There have been no complaints of noise emissions for this facility to date. The activities currently 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 Guidance 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/treatment 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.

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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 N^o 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.

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 N^o F.1 should contain any supporting information.

The storm water point is 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 are industry standard pig rations supplied by the on farm feed mill. A dry feed system is used in the dry sow and farrowing accommodation with wet/dry feeders used in the grower/finisher areas, with a separate water source available to all 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 located adjacent to the pig houses.

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 N^o 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 is in place on-site in the event of disruption to the electricity supply, so the farm and feed mill can operate as required.

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 N^o.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 supplied on a dry basis and stored in specialised feed storage bins/silos. The feed storage silos are identified and/or marked so as to show the feed type contained therein, as different diets are fed at different stages of growth/production.

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 N^o 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.

For each waste material, give full particulars of;

- (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 *Bin on site*
- (e) Amount (m³) and tonnage *<1 Tonne (Approx)*
- (f) Period or Periods of generation *continuously*
- (g) Analysis (include test methods and Q.C.) *N/A*
- (h) European Waste CatPaulgue Code *20 03 01*
- (i) Waste Category per EC Reg 1774/2002/EC where relevant

Where any waste would be classified as Hazardous Waste as defined in the Waste Management Acts, 1996 to 2003, this should be made clear in the information provided.

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

For each waste material, give full particulars of;

- | | |
|--|--------------------------------|
| (a) Name | <i>Sharpes</i> |
| (b) Description & nature of waste | <i>Used Veterinary needles</i> |
| (c) Source | <i>Vet</i> |
| (c) Where stored and integrity/
impermeability of storage areas | <i>Designated storage bins</i> |
| (e) Amount (m ³) and tonnage | <i>c. 5-10kg</i> |
| (f) Period or Periods of generation | <i>continuously</i> |
| (g) Analysis (include test methods and Q.C.) | <i>N/A</i> |
| (h) European Waste Cat Paulgue Code | <i>18 02 02</i> |
| (i) Waste Category per EC Reg 1774/2002/EC where relevant | |

Where any waste would be classified as Hazardous Waste as defined in the Waste Management Acts, 1996 to 2003, this should be made clear in the information provided.

Describe the arrangements for the prevention and recovery of waste generated by the activity.

Summary Tables H.1(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 N^o H.**

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 N^o H.**

H.3 Waste Handling

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

For each waste material, give full particulars of;

- | | |
|---|---------------------------------|
| (a) Name | <i>Animal tissue waste</i> |
| (b) Description & nature of waste | <i>Dead pigs</i> |
| (c) Source | <i>Pig Houses</i> |
| (d) Where stored and integrity/
impermeability of storage areas: | <i>Covered Skip/bin on site</i> |
| (e) Amount (m ³) and tonnage | <i>c. 20 T(approx)</i> |
| (f) Period or Periods of generation | <i>continuously</i> |
| (g) Analysis (include test methods and Q.C.) | <i>N/A</i> |
| (h) European Waste CatPaulgue Code | <i>02 01 02</i> |
| (i) Waste Category per EC Reg 1774/2002/EC where relevant | |

Where any waste would be classified as Hazardous Waste as defined in the Waste Management Acts, 1996 to 2003, this should be made clear in the information provided.

Describe the arrangements for the prevention and recovery of waste generated by the activity.

Summary Tables H.1(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 N^o H.**

Carcasses are regularly collected from this facility and delivered to a licensed rendering plant, currently Mick Duggan Skip Hire Ltd.

H.4 Waste Handling

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

For each waste material, give full particulars of ;

- (a) Name *Fluorescent lighting tubes*
- (b) Description & nature of waste *Used fluorescent tubes*
- (c) Source *lights throughout unit*
- (d) Where stored and integrity/impermeability of storage areas: *Designated container*
- (e) Amount (m³) and tonnage *5 – 10 Tubes approx per annum*
- (f) Period or Periods of generation *Continuously*
- (g) Analysis (include test methods and Q.C.) *N/A*
- (h) European Waste CatPaulgue Code *20 01 21* Hazardous*
- (i) Waste Category per EC Reg 1774/2002/EC where relevant

Where any waste would be classified as Hazardous Waste as defined in the Waste Management Acts, 1996 to 2003, this should be made clear in the information provided.

Describe the arrangements for the prevention and recovery of waste generated by the activity.

Summary Tables H.1(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 N^o H.**

Return to supplier and/or Nenagh Recycling Centre(s).

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 N^o 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 based on a Discovery Series OS (Scale 1:50,000), with the site location of this facility marked thereon 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.

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 use, production or release of relevant hazardous substances (as defined in section 3 of the EPA Act 1992 as amended), provide a baseline report in accordance with section 86B of the EPA Act 1992 as amended.

Landspreading of Agricultural Manures

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

I.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^o I.3**.

There has been no historical contamination of groundwater at this site. This site is 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^o I.4**.

Due to the nature of site activities at a pig facility, noise is not an issue at these facilities 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/industrial%20emissions/>

Title of Document
Reference Document on Best Available 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)

- I.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.ie/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 applicable 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 on BAT documents.

I.5e Emerging Techniques

State whether you propose to test and use an 'emerging technique' in particular those identified in the BAT reference documents relevant to the activity:

- Yes No

If yes, describe your proposal and include in **Attachment N^o. I.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 1.5(i) below all the relevant 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:

- (a) 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;
- (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);
- (d) energy and other resources are used efficiently;
- (e) the necessary measures are taken to prevent accidents and limit their consequences;
- (f) 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 N^o I.5.**

This facility is and will be operated in an efficient manner using optimum insulation to minimise energy usage and minimise animal loss, thereby minimising overall waste generation. All other wastes generated are recycled wherever possible.

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

Title of Document Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs (July 2003)			
BAT reference Number	BAT Statement	Applicability Assessment	State technique and whether it is in place or state schedule for implementation
<i>e.g. BAT 1</i>	<i>BAT is to implement and adhere to an environmental management system (EMS) that incorporates all of the following features:....</i>	<i>Applicable</i>	<i>Standardised EMS in place</i>

Title of Document <i>e.g</i> Reference Document on Best Available Techniques on Emissions from Storage (July 2006)			
<i>5.1.1.2</i>	<i>BAT is to cover open top tank by applying a floating cover, flexible or tent cover or a rigid cover</i>	<i>One open top tank on-site</i>	<i>Proposed to cover with floating cover in 2015</i>

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 provision for containment. The Agency has published a guidance 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 N^o J**.

Emergency response contact numbers will be put in place for this facility. This will set out 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.

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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 N^o. K**.

If the enterprise had to cease operation, all feeding, animal production, pig 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 ways 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.

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 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.

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^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^o L**.

No relevant specifications issued by the EPA under Section 83(3) of the Act.

In relation to those activities to which Section 83(3) of the act may apply, the requirements of Section 83(3)(a) to (e) of the EPA Act, 1992 shall be met by operating the facilities and managing the site so that:

- 1. Any emissions from the activity will not result in the contravention of any relevant air quality standard specified under Section 50 of the Air Pollution Act, 1987, and will comply with any relevant emission limit value specified under section 51 of the Air Pollution Act, 1987.*
- 2. Any emissions from the activity will comply with or will not result in the contravention of, any relevant quality standard for waters, trade effluents and sewage effluents and standards in relation to treatment of such effluents prescribed under section 26 of the Local Government (Water Pollution) Act, 1977.*
- 3. Any emissions from the activity or any premises, plant, methods, processes, operating procedures or other factors which affect such emissions, will comply with, or will not result in the contravention of, any relevant standard including any standard for an environmental medium prescribed under regulations made under the European Communities Act, 1972 or under any other enactment.*
- 4. Any noise from the activity will comply with, or will not result in the contravention of, any regulations under section 106.*
- 5. Any emissions from the activity will not cause significant environmental pollution*

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 Chapter 1 of SI 94 of 1997 or*
- (b) A site where consultation has been initiated in accordance with Article 5 of the EU Habitats Directive (94/43/EEC), or*
- (c) A European site as defined in Article 2 of SI 94 of 1997*

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 facility is to be used in accordance with S.I. 31 of 2014.



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 : Charlie Ryan
(on behalf of the organisation)

Date : 16-12-16

Name in block letters: CHARLIE RYAN

Position in organisation : Director

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Company stamp or seal:



Annex 1 Tables/Attachment

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TABLE E.2(i): UNCONTAMINATED EMISSIONS TO SURFACE WATERS
(One page for each emission)

Emission Point:

Emission Point Ref. N ^o :	SW 1
Source of Emission:	Storm Water
Location :	Araglin
Grid Ref. (10 digit, 5E,5N):	N19723 E10653
Name of receiving waters:	Araglin River

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TABLE E.3(i): UNCONTAMINATED EMISSIONS TO GROUND (1 Page for each emission point)

Emission Point or Area:

Emission Point/Area Ref. N°:	
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):	
Identity and proximity of surface water bodies at risk:	

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TABLE F.1(i) : EMISSIONS MONITORING AND SAMPLING POINTS - (1 table per monitoring point)

Emission Point Reference No. : _____ SW- 1 _____

Parameter	Monitoring frequency	Accessibility of Sampling Points	Sampling method	Analysis method/ technique
Visual	Weekly	Good	Visual Inspection	Visual/Odour
COD or BOD	Quarterly	Good		Standard Method

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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)
Packaging / Disposable Clothing	20 03 01		Work Areas	<0.1 (est.)	Removed off-site by Approved Contractor	To be determined.
Used Veterinary Needles	18 02 02		Veterinary treatment	<0.01 (est.)	Removed off-site by Approved Contractor	To be determined.
Dead Pigs	02 01 02	Category 2	Pig Houses	<2 (est.)	Removed off-site by Approved Contractor	Rendering
Fluorescent Tubes	20 01 21*		Internal Lighting	<0.04 (est.)	Removed off-site by/to Approved Contractor	To be determined.

Table I.2(i) GROUNDWATER QUALITY
 (Sheet 1 of 2) Monitoring Point/ Grid Reference:

Parameter	Results (mg/l)				Sampling method (composite etc.)	Normal Analytical Range	Analysis method / technique
	Date	Date	Date	Date			
pH							
Ammoniacal nitrogen NH ₄ -N							
Phosphate PO ₄							
Faecal coliforms (/100mls)							
Total coliforms (/100mls)							
Water level (m OD)							
Phosphate PO ₄							
Faecal coliforms (/100mls)							
Total coliforms (/100mls)							
Water level (m OD)							

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Attachment No. A1
Non Technical Summary

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Non-Technical Summary

An application is being made by Doon Farm Enterprises, Doon, Araglin, Kilworth Co. Cork to the Environmental Protection Agency (E.P.A.) for a Licence in respect of their pig farm at Doon, Araglin, Kilworth, Co. Tipperary.

This enterprise is classed as:

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.”

An Environmental Impact Statement relating to this activity, which has been submitted to Tipperary County Council, in respect of this pig farm site, will be submitted to the Agency as part of this application.

This pig farm will operate as a 500 sow integrated pig farm, on average. This will be a well managed and constructed new modern pig farm.

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

- 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 grain to the farm.
- Transport 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 07.00hrs to 18.00hrs.

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

- 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 2016. Additional customers may be supplied as and when they arise. There will be an average of c.8500m³ of pig manure available upon completion of all proposed developments.

The proposed technology and other techniques for minimising manure production and ensuring the proper management and use of this fertiliser resource 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 2016.
- 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
 - Animal tissue waste
-
-
-
-
- Disposed of by specialist contractors.
-
- 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. 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 dry feeding ad lib 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, Doon Farm Enterprises 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, Doon Farm Enterprises will,

- Inform the Licensing and Control Officers 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 outlined 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)**

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Surveyed 1840-1841
Revised 1904-1923
Levelled 1922

Record PLACE Map



107725

ITM CENTRE PT COORDS

597125,606480

DESCRIPTION

MAP SHEETS

6 Inch TY089 TY090
WD011

Maps Prepared by
NRCE Ltd
ENGINEERS
Main Street, Sullyporeen, Co Tipperary
Tel: 052 67151 Fax: 052 671551 Email: nrce@nrce.ie
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106127

Maps Produced by
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Ordnance Survey Licence
No AR 0068907

Plot Ref. No. 1160169_1
Plot Date 27-OCT-2006

Scale:- 1:10,560
Scála:- 1:10,560

0 100 200 400 600 800 1,000 Metres
0 350 700 1,400 2,100 2,800 3,500 Feet

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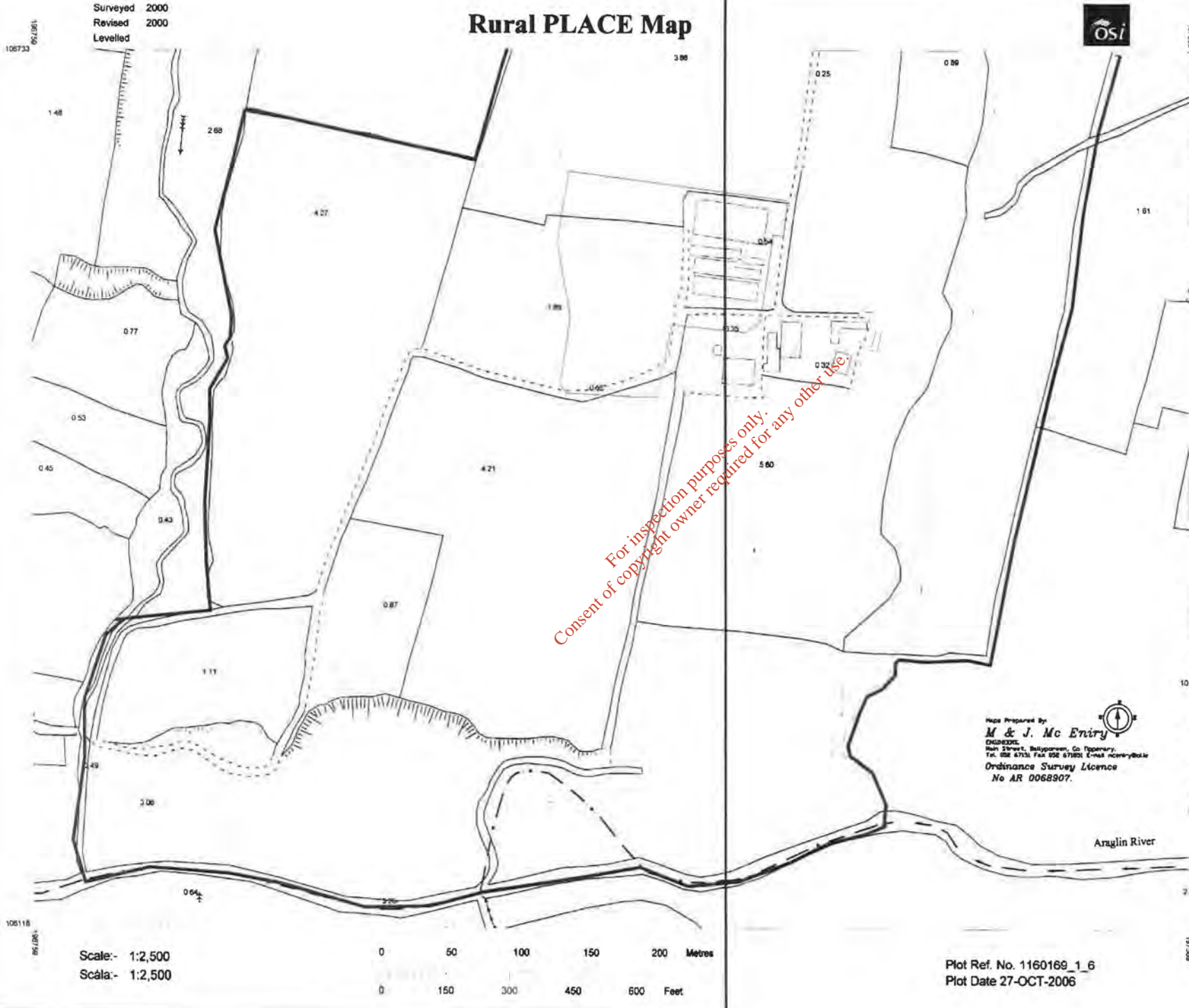
CAUMGLEN

107725

105127

Rural PLACE Map

Surveyed 2000
Revised 2000
Levelled



ITM CENTRE PT COORDS

597125,606480

DESCRIPTION

MAP SHEETS

Digital Map
5757



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94A Henry Street, Limerick City
On behalf of Ordnance Survey Ireland,
Phoenix Park, Dublin 8.

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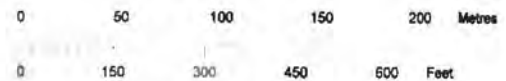
Gach cead cosnamh Ní ceadmhach aon chuid
den fhoinse seo a chóipeáil, a aitheacht nó
a tharchur in aon foirm ná ar aon bhealach gan
cead i scríbhinn roimh ré ó úinéirí an chóipchirt.
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Map Prepared By
M & J. Mc Eniry
ENGINEERS
Main Street, Inisbegreen, Co. Tipperary.
Tel. 052 67131 Fax 052 679201 E-mail mce@jyb.ie
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Araglin River

Scale:- 1:2,500
Scala:- 1:2,500

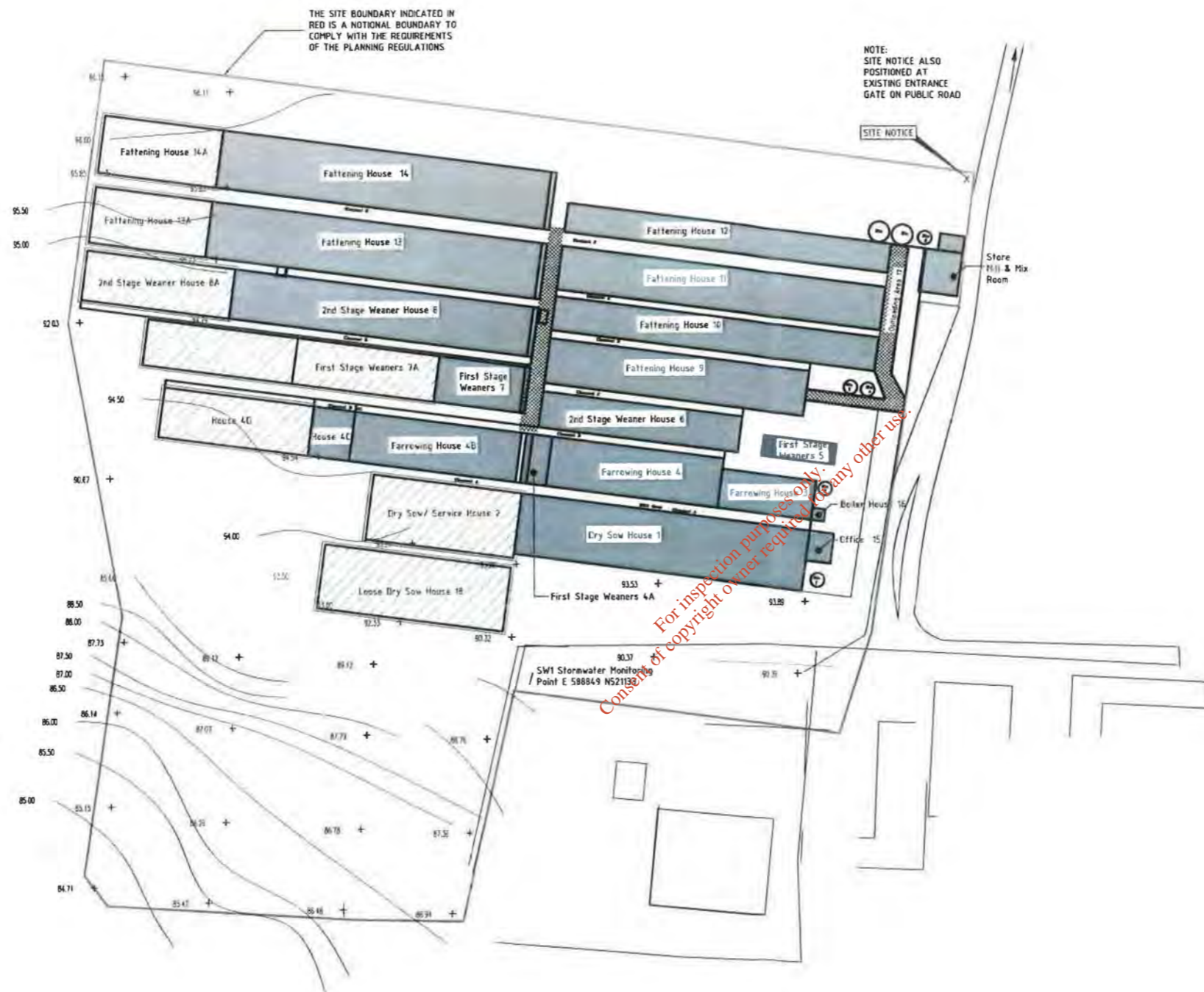


Plot Ref. No. 1160169_1_6
Plot Date 27-OCT-2006

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LEGEND

DIRECTION OF ROOFWATER FLOWS

RAIN WATER

INSPECTION POINT

DOWNPIPE

SLURRY/WATER DIVERSION CHAMBER

DIRECTION OF EFFLUENT FLOWS

OPEN AREAS TRAFFICKED BY STOCK ON SOLID FLOORS (NOT SLATTED)

MECHANICAL VENTS

MANURE SUCTION POINT

SLUICE

STRUCTURES FOR RETENTION

BUILDINGS CURRENTLY WITH PLANNING PERMISSION OR EXEMPT FROM PLANNING PERMISSION

SPOT LEVEL 93.91 +

- NOTE**
1. SITE AREA = SITE AREA 1903HA. ALL SITE DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALL MEASUREMENTS TAKEN FROM DIGITAL OS MAP.
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND IN PARTICULAR WITH ALL RELEVANT SITE LAYOUT AND SITE SECTION DRAWINGS.
 3. LOCATION OF WELL AT EXISTING ENTRANCE GATE 300m AWAY GRID 589058, 521629.



SITE LAYOUT
Scale 1:500

REV.	AMENDMENT	BY	DATE
PO	ISSUED FOR PLANNING	SL	09-03-2017
PROPOSED WORKS FOR CHARLIE RYAN AT DOON, ARAGLY FOR CHARLIE RYAN		Stage	PLANNING
Title: SITE LAYOUT		Drawing No:	001
Client:	Mr. RYAN	Design:	SLYNCH
Scale:	1:500	Date:	12/03/17
Séamus Lynch t/a Corroville Designs. Planning & Design Consultant e-mail: seamus.lynych@gmail.com		Beh-ile Kilmeeady Co. Limerick	

Attachment No. B6

**Confirmation of Planning Application.
Environmental Impact Statment
Appropriate Assessment Screening Report**

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Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigi Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary

Comhairle Contae
Thiobraid Árann,
Oifigi Cathartha,
An tAonach,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Nenagh,
Co. Tipperary

t 0761 06 5000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Ref. No. 16601143

Date 30/12/2016

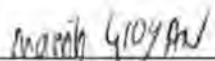
Doon Farm Enterprises Ltd
c/o NRGE
Main Street
Ballyporeen
Co Tipperary

A Chara,

In accordance with the provisions of Article 26 (2) of the Planning and Development Regulations, 2001 (as amended), I hereby acknowledge receipt of an application for PERMISSION FOR RETENTION for and the indefinite continuation of the use of the extensions constructed to the fattening houses weaner house and associated works at the farmyard complex. The development comprises of an activity in relation to which an Industrial Emissions Directive License (formally IPPC License) is required at Doon, Araglin, Co. Tipperary, which was received on 12/12/2016.

The validity of this planning application is subject to the Site Notice complying with the requirements of Article 17(1)(b) or 19 of the Regulations. An inspection of the site may be carried out within the minimum period of five weeks for deciding on this application. In the event that your Site Notice does not comply, your application will be declared invalid and returned to you.

Mise le meas,


For Director of Services

Planning & Development Act 2000 (as Amended)

Normal Planning Applications and other matters under the 2000 to 2011 Planning Acts

Holiday Period Rule

The period from 24th December to 1st January (both dates inclusive), referred to as the 'holiday period', is excluded for the purposes of calculating time limits as regards the processing of a planning application under the 2000 Planning Act and their Regulations. Below are listed the last dates for site notices to remain on site and the last date for submissions on a planning application having regard to the 'holiday period' 24th December 2016 to 1st January 2017.

Date of Submission of Planning Application	Last date For Site Notice / Submissions
21 st November 2016	03 rd January 2017
22 nd November 2016	04 th January 2017
23 rd November 2016	05 th January 2017
24 th November 2016	06 th January 2017
25 th November 2016	07 th January 2017
28 th November 2016	10 th January 2017
29 th November 2016	11 th January 2017
30 th November 2016	12 th January 2017
01 st December 2016	13 th January 2017
02 nd December 2016	14 th January 2017
05 th December 2016	17 th January 2017
06 th December 2016	18 th January 2017
07 th December 2016	19 th January 2017
08 th December 2016	20 th January 2017
09 th December 2016	21 st January 2017
12 th December 2016	24 th January 2017
13 th December 2016	25 th January 2017
14 th December 2016	26 th January 2017
15 th December 2016	27 th January 2017
16 th December 2016	28 th January 2017
19 th December 2016	31 st January 2017
20 th December 2016	01 st February 2017
21 st December 2016	02 nd February 2017
22 nd December 2016	03 rd February 2017
23 rd December 2016	04 th February 2017
30 th December 2016	11 th February 2017

SOUTH TIPPERARY COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 TO 2010

PLANNING & DEVELOPMENT REGULATIONS 2001 TO 2010

NOTIFICATION OF A GRANT

TO: P J and Charlie Ryan
c/o NRGE Ltd
Mooresfort
Lattin
Co Tipperary

PLANNING REGISTER NUMBER:11/349
APPLICATION RECEIPT DATE: 12/08/2011

In pursuance of the powers conferred upon it by the above mentioned Acts, South Tipperary County Council have by Order decided to grant PERMISSION to the above named, for the development of land, namely:-

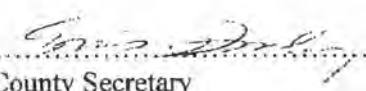
construct a new dry-sow house in accordance with the requirements of Welfare Regulations as per SI No. 48 of 2003 and the proposed development will not increase stock numbers on the facility

At Doon Araglin Kilworth Co Cork

in accordance with the plans and documentation lodged with this application hereby **GRANT** the PERMISSION subject to 6 conditions. It should be noted that this PERMISSION will expire on:

31st day of October 2016

Signed on behalf of
South Tipperary County Council.


County Secretary

Date: 1st November 2011

NOTE:

The permission herein granted shall, on the expiration of the period indicated above, cease to have effect as regards:-

- (1) 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.

It should be noted that the grant of outline permission does **NOT AUTHORISE** commencement of works. Permission consequent on the grant of an Outline Permission **must** be obtained **before** any works commence.

You must submit a COMMENCEMENT NOTICE in accordance with the Building Control Regulations 1991 prior to starting any work as a result of this Grant of Permission, except in the case of a permission for retention.

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SOUTH TIPPERARY COUNTY COUNCIL

Planning & Development Acts 2000 to 2010

Ref. No. In Planning Ref: 11/349

Page 1/2

Schedule referred to in Order No. 159703

SCHEDULE

1. Save where modified by the following conditions, the proposed development shall carried out and completed in accordance with the drawings and documentation submitted with the planning application on the 12th August 2011.

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

2. The stocking rate of this facility shall not be increased over and above the existing levels as stated in the application documentation unless subject to a grant of permission to do so.

Reason: In the interests of clarity and orderly development.

3. The development shall be undertaken in accordance with the requirements of the European Communities (Good Agricultural Practice for Protection of Waters) Regulation, 2006 and/or any relevant regulations enacted subsequent to the 2006 Regulations but prior to the commencement of the proposed development. In particular, the development shall be designed and undertaken so as to minimize the generation of soiled water. In addition, the design, capacity and structural integrity of storage facilities shall prevent run-off or seepage therefrom.

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

4. Slurry generated by the proposed development shall be disposed of by spreading on land, or by other means 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 Waters) Regulations, 2006.

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

5. Prior to the commencement of the development, a nutrient management plan for the facility shall be submitted to the Planning Authority for written agreement. This nutrient management plan shall include details of all lands to be used for spreading of effluent generated from the proposed development.

Reason: In the interest of orderly development.

SOUTH TIPPERARY COUNTY COUNCIL

Planning & Development Acts 2000 to 2010

Ref. No. In Planning Ref: 11/349 Page 2/2

Schedule referred to in Order No. 153703

SCHEDULE

6. The transportation of farmyard wastes (slurry, silage effluent, and contaminated surface water) via the public road shall be carried out in a sealed and watertight tanker/container such that no spillage of deleterious matter can occur onto the public road. Should such a spillage occur the developer shall take all necessary steps to clean same immediately.

Reason: In the interest of traffic safety and public health.

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SOUTH TIPPERARY COUNTY COUNCIL

Planning Section

RECOMMENDATION ON PLANNING APPLICATION

Pl Ref	11/349
Applicant:	P J & Charlie Ryan
Development Address:	Doon, Araglin, Kilworth, Co Tipperary
Development:	Construct a new dry-sow house in accordance with the requirements of Welfare Regulations as per SI No. 48 of 2003.

1. DESCRIPTION OF PROPOSED DEVELOPMENT:

The principal features of the proposed development are as follows:

- The development site is sized 1.78 ha.
- Area of new detached Dry Sow House 1037 sq m
- Area of new Dry Sow House (extension to existing sow house) 113.05 sq m
- Development is to provide accommodation in accordance with the requirements of Welfare Regulations as per SI No. 48 of 2003. European Communities (Welfare of Calves and Pigs) Regulations 2003
- Site located within area designated for the Protection of the Freshwater Pearl Mussel.
- Site located 400 metres north of Araglin river.

2. LOCATION & DESCRIPTION:

The proposed development site is located in Doon approx. 7km south of Ballyporeen. The site contains a 500 sow pig unit. It is identified that the development will not increase stock numbers.

3. RELEVANT PLANNING HISTORY:

On site

Pl Reg 07/1368 Conditional grant of permission to P.J & Charlie Ryan for the construction of 1 no. loose dry sow house, 1 no. farrowing house, 1 no. stage two weanar pig house, 2 no. finisher pig houses, a feed mill and 1 no manure storage basin and associated works in order to comply with animal welfare and nitrates legislation an Environmental Impact Statement (E.I.S.) for the development has been submitted, this development comprises of an activity in relation to which a license under part IV of the Environmental Protection Agency Act 1992 as amended by the Protection of the Environment Act 2003 is required.

Other

Pl Reg 08/337 Conditional grant of permission to Dermot Cooke for (A) construction of a pig rearing unit inclusive of effluent storage and associated works (B) demolish pig unit and construct loose pig unit and effluent storage and associated works (C)

construct an over steel effluent storage tank and associated works. Decision to grant upheld on appeal to An Bord Pleanála PI 23.229433.

Considered in the assessment of An Bord Pleanála that an Environmental Impact Assessment was not required as the development was to comply with animal welfare legislation, S.I. 378 of the 2006, European Communities (Good Agricultural Practice for Protection of Water), Regulations 2006 and the development did not involve an increase in stock numbers.

4. REFERRALS :

Area Engineer: Road service site improved ca 5 years previously. No requirements regarding sight lines or access. No knowledge of flooding on site.

Water Services: Development capable of being served by Water Supply. Development not capable of being served by the public sewer.

Environment: The applicant does not hold an IPPC licence the nutrient management plan submitted with the 2007 application for this development should be reviewed and updated as this will ensure that any impacts to water quality from the piggery are minimised.

5. SUBMISSIONS/OBSERVATIONS:

None received.

6. SOUTH TIPPERARY COUNTY DEVELOPMENT PLAN 2009:

Section 5.6.3, Agriculture:

The county's countryside is reliant to a large degree on good farming practices for the management and maintenance of its rural character. Agriculture is still the predominant land-use in South Tipperary with 170,500 hectares of land under mixed agricultural use including tillage, dairy, horticulture, grassland and forestry. The Council recognises the importance of agricultural employment and farm diversification related to enterprises such as open farms, associated shops, farmers markets and specialist food. Outside of settlement centres, the Council acknowledges that there is a hierarchy of needs in respect of the use of finite land resources where the production of food and the need to protect quality land for food production is paramount. The Council will continue to facilitate, encourage and support the maintenance and expansion of an environmentally appropriate and competitive agriculture sector in South Tipperary.

Policy ECON 13: Protecting Agricultural Practices

Where new developments are proposed, the Council will seek to balance the need for rural based economic activity with the need to protect, promote and enhance the viability and environmental quality of existing farms, and high quality agricultural land. The Council will continue to support and promote farming in South Tipperary encouraging the establishment/expansion of new enterprises where it is appropriate to do so.

9.21 Agriculture Development

Any farm or industrial yards must make adequate provision for run-off. Where there is a danger of groundwater or surface water contamination the council will require treatment of run-off. The council will encourage the use of constructed wetlands for such purposes, where such a constructed wetland will be suitable. The Council will require that any such wetland is designed, constructed, operated and monitored to the appropriate scientific and engineering standards. The construction of wetlands are subject to planning permission, and effluent discharge licences under the Local Government (Water Pollution) Acts.

Proposals for both intensive and non-intensive farming practice(s) must provide adequate storage for effluent.

New buildings should:

- Avoid breaking the skyline
- The colour of buildings should help assimilate buildings into the landscape - dark brown, dark green and roofs darker in shade to walls
- Use existing landscape and hedgerow cover to screen buildings

Sometimes conflicts can arise between established farmers and agricultural practices and new residents to a rural area. For example, persons who reside in the open countryside must recognise that agriculture is the prevailing land use in rural South Tipperary and must accept that standard agricultural practices, including the land spreading of slurry, occur on a regular basis.

The Council will have regard to Teagasc guidelines on good farming practice, and will endeavour to ensure that where new applications for rural homes are granted or are minded to be granted, the prospective new residents to a rural area are advised that agricultural practices are likely to be carried out in this area.

6. ASSESSMENT:

1. Principle of Proposal:

The proposed development site contains a large piggery with an identified capacity of 500 sows. The proposed development is to provide accommodation in accordance with the requirements of Welfare Regulations as per SI No. 48 of 2003. European Communities (Welfare of Calves and Pigs) Regulations 2003. The application particulars clearly set out that the development will not increase stock numbers on site.

In view of this I consider that providing new accommodation on the site of an existing piggery the purpose of which is to provide improved accommodation for existing pigs is acceptable in principle. I consider the proposal accords with Policy ECON 13 and Section 5.6.3 and Section 9.21 of the South Tipperary County Development Plan 2009.

2. Environmental Considerations:

Schedule 5, Part 1 and Part 2 of the Planning & Development Regulations, 2001 (as amended) sets out thresholds for Environmental Impact Assessment for pig units.

Part 1

17. Installations for the intensive rearing of poultry or pigs with more than-

- (a) 85,000 places for broilers, 60,000 places for hens,
- (b) 3,000 places for production pigs (over 30 kilograms),
- (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.

13 (a) Any change or extension of development which would:

- i. Result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and
- ii. Result in an increase in size greater than –
 - 25 percent, or
 - An amount equal to 50 percent of the appropriate threshold, whichever is the greater.

(b) Projects in Part 1 undertaken exclusively or mainly for the development and testing of new methods or products not used for more than 2 years.

(c) Any change or extension of development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, which would result in the demolition of structures, the demolition of which had not previously been authorised, and where such demolition would be likely to have significant effects on the environment, having regard to the criteria set out under Schedule 7

The details provided as part of the application show that the proposed development consists of the improvement of sow accommodation on this site as required under Welfare Regulations as per SI No. 48 of 2003. European Communities (Welfare of Calves and Pigs) Regulations 2003. No increase in sow numbers or capacity is proposed and no intensification in operation will result from the development.

I therefore consider that It is considered that the provisions of part 17 of Parts 1 and parts 1 e) ii) and 13 of Schedule 5, Part 2 of the Planning & Development Regulations, 2001 (as amended) do not apply as the proposed development will not increase production thresholds and does not alter or change the process undertaken on site.

It is notable that no nutrient management plan was submitted with the applicant and no detailed assessment of the lands for spreading was submitted. I recommend a condition be attached requiring it to be submitted to the planning authority prior to the commencement of development. This approach is consistent with that undertaken by the Planning Authority and An Bord Pleanala under Pa Ref 08/337/ABP P1 23.229433.

3. Impact on Natural Heritage

The application site is a distance of approx 2.6 km north east of the Blackwater River SAC and within an area designated for the protection of the Freshwater Pearl Mussel. The site is located over 400m north of the Araglin river and there is no evident hydrological connection between the site and Araglin river. The application is accompanied by an Appropriate Assessment Screening Report which considers the development will not give rise to adverse impacts on the SAC.

I have undertaken a screening of the proposed development for Appropriate Assessment. The screening assessment is attached as Appendix 1 and identifies impacts on the SAC arising from the development are unlikely. Therefore an Appropriate Assessment of the development is not required. The conclusions of the Screening Assessment are set out in the following Table.

Impact Type	Significance Indicator
Loss of Habitat	No significant loss of habitat anticipated.
Disturbance	No disturbance to habitat anticipated.
Water Quality	No adverse impact anticipated.
Fragmentation	No fragmentation to habitat anticipated.
Species population density	No adverse impact anticipated.
Water resource	No anticipated change

4. Development Design

I consider the visual impact of the development, when viewed in the context of the size, type and scale of buildings within the existing piggery in which it is to be located will be minor.

I consider the design, height and scale of the development as visually acceptable.

5 Access and traffic impact

As the development does not give rise to any intensification of process or increase in stock numbers there will be no increase in traffic arising from same, save a temporary increase during the construction phase. I see no traffic issues or concerns arising during the construction phase of the development and I view the development as acceptable on traffic grounds.

6. Services:

The report was examined by Water Services who expressed no objections to the proposal.

7. **CONCLUSION & RECOMMENDATION:**

I conclude that the development is acceptable for this site and in conformity with the land use objectives of the South Tipperary County Development Plan 2009 I am satisfied that the development does not require an Environmental Impact Assessment and I am satisfied that the development presents no significant impacts on the River Blackwater SAC.

I consider the development is permissible.

Having examined the application and its supporting drawings and documentation and having considered the impacts of the proposed development and the relevant policies of the South Tipperary County Development Plan 2009, I recommend that:

Permission be granted

8. DEVELOPMENT CONTRIBUTIONS:

Development Contributions n/a as South Tipperary County Council Development Contribution Scheme 2001 states that Farm Improvement works necessitated as a result of E.U. Farm Environmental programmes/directives are not subject to development contributions.

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SOUTH TIPPERARY COUNTY COUNCIL

Planning Section

RECOMMENDATION ON PLANNING APPLICATION

Pl Ref 11/349
Applicant: P J & Charlie Ryan
Development Address: Doon, Araglin, Kilworth, Co Tipperary
Development: Construct a new dry-sow house in accordance with the requirements of Welfare Regulations as per SI No. 48 of 2003.

SCHEDULE ONE

Having regard to:

- the nature and extent of the proposed development;
- the policies of the south Tipperary County Development Plan 2009 and

it is considered that, subject to compliance with the conditions set out in the attached Schedule, the proposed development;

- would not seriously injure the amenities of the area or of property in the vicinity;
- would not be unduly obtrusive on the landscape;
- would, therefore, be in accordance with the proper planning and sustainable development of the area.

and it is recommended that

Permission

be granted to the applicant, subject to the following conditions and reasons:

1. Save where modified by the following conditions, the proposed development shall carried out and completed in accordance with the drawings and documentation submitted with the planning application on the 12th August 2011.

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

2. The stocking rate of this facility shall not be increased over and above the existing levels as stated in the application documentation unless subject to a grant of permission to do so.

Reason: In the interests of clarity and orderly development.

3. The development shall be undertaken in accordance with the requirements of the European Communities (Good Agricultural Practice for Protection of Waters) Regulation, 2006 and/or any relevant regulations enacted subsequent to the 2006 Regulations but prior to the commencement of the proposed development. In particular, the development shall be designed and undertaken so as to minimize the generation of soiled water. In addition, the design, capacity and structural integrity of storage facilities shall prevent run-off or seepage therefrom.

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

4. Slurry generated by the proposed development shall be disposed of by spreading on land, or by other means 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 Waters) Regulations, 2006.

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

5. Prior to the commencement of the development a nutrient management plan for the facility shall be submitted to the Planning Authority for written agreement. This nutrient management plan shall include details of all lands to be used for spreading of effluent generated from the proposed development.

Reason: In the interest of orderly development.

6. The transportation of farmyard wastes (slurry, silage effluent, and contaminated surface water) via the public road shall be carried out in a sealed and watertight tanker/container such that no spillage of deleterious matter can occur onto the public road. Should such a spillage occur the developer shall take all necessary steps to clean same immediately.

Reason: In the interest of traffic safety and public health.

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Signed: Jonathan Flood
Jonathan Flood E.P., Planning
Date: 25.9.2011

Signed: Michael Lynch
Michael Lynch, S.E.P., Planning
Date: 22/9/11

Appendix 1

Habitats Directive Project Screening Assessment

Table 1: Project Details

Development Consent Type	Permission
Development Location	Doon, Araglin
File Ref	PI Ref: 11/349
Description of the project	Construct a new dry-sow house in accordance with the requirements of Welfare Regulations as per SI No 48 of 2003
SAC within 15 km	<u>Blackwater River SAC</u> . The site is approximately 2.6 km distance from the Blackwater River SAC. There is no evident hydrological connection between the site and Blackwater River SAC. The site is within an area designated for the protection of the Freshwater Pearl Mussel.

Table 2: Identification Of Natura 2000 Sites (Sacs And Spas) Which May Be Impacted By The Proposed Development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Impacts on SACs		
1	<p>Impacts On Freshwater Habitats Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same?</p> <p>Sites to consider: <u>Blackwater River SAC</u>,</p> <p>Habitats to consider: Rivers, Lakes and Lagoons.</p>	Yes
2	<p>Impacts On Wetland Habitats Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same?</p> <p>Sites to consider: None</p> <p>Habitats to consider: Bogs, Fens, Marshes and Heaths.</p>	No
3	<p>Impacts on Intertidal and Marine Habitats Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the catchment of same.</p> <p>Sites to consider: None</p> <p>Habitats to consider: Mudflats, Sandflats, Saltmarsh, Estuary, Shingle, Reefs, Sea Cliffs</p>	No
4	<p>Impacts On Woodlands And Grasslands Is the development within a Special Area of Conservation whose qualifying habitats include woodlands or grasslands habitats, or within 200m of same.</p> <p>Sites to consider: <u>Blackwater River SAC</u> (Old Oak Woodland, Alluvial Wet Woodland & Yew Woodland)</p> <p>Habitats to consider: Woodlands, Grasslands or Dunes.</p>	No
Impacts on SPAs		
5	<p>Impacts On Birds Is the development within a Special Protection Area, or within 1 km of same.</p> <p>Sites to consider</p>	No

Conclusion Table 2: If the answer to all of these questions is no, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required, proceed to the Habitats Directive Conclusion Statement. Please refer to tables 3 and 4 where the answer to any of these questions is yes.

Table 3: Determination Of Possible Impacts On Natura 2000 Sites.

Where it has been identified that there is a Natura 2000 site within the potential impact zone of the proposed development, it is necessary to try to determine the nature of the possible impacts. Please answer the following questions as appropriate.

1	Impacts on designated freshwater habitats (rivers, lakes streams and lagoons).	
	<i>Please answer the following if the answer to question 1 in table 2 was yes:</i>	
	<i>Does the development involve any of the following:</i>	
	Works inside the boundary of designated site	
1.1	All works within the boundary of any SAC whose qualifying features include freshwater habitats/species, excluding small extensions/alterations to existing buildings.	No
	Works outside the boundary of designated site	
1.2	Discharge to surfacewater or groundwater within the boundary of an SAC whose qualifying features include freshwater habitats/species.	No
1.3	Abstraction from surfacewater or groundwater within 1km of the boundary of an SAC whose qualifying features include freshwater habitats or species.	No
1.4	Removal of topsoil within 100m of the boundary of an SAC, whose qualifying features include freshwater habitats/species.	No
1.5	Infilling or raising of ground levels within 100m the boundary of any SAC whose qualifying features include freshwater habitats/species.	No
1.6	Construction of drainage ditches within 1km of the boundary of an SAC whose qualifying features include freshwater habitats/species.	No
1.7	Installation of waste water treatment systems; percolation areas; septic tanks within 100 m of the boundary of an SAC site whose qualifying features include freshwater habitats/species.	No
1.8	Construction within a floodplain of EU designated watercourse whose qualifying features include freshwater habitats/species.	No
1.9	Crossing or culverting of rivers or streams within 1km of the boundary of any SAC whose qualifying features include freshwater habitats.	No
1.10	Storage of chemicals hydrocarbons or organic wastes within 100 m of the boundary of an SAC whose qualifying features include freshwater habitats/species.	No
1.11	Development of a large scale, within catchment of an EU designated watercourse or waterbody, which involves the production of an EIS.	No
1.12	Development or expansion of quarries within catchment of an EU designated watercourse or waterbody.	No
1.13	Development or expansion of wind farms within catchment of an EU designated watercourse or waterbody.	No
1.14	Development of pumped hydro electric stations within catchment of an EU designated watercourse or waterbody.	No

Conclusion Table 3: If the answer to all of the above is no or n/a, significant impacts on Natura 2000 sites can be ruled out. No further assessment is required. proceed to the Screening Conclusion Statement. If the answer to any question in table 3 is yes, you may require further information, unless you are satisfied that the project proponents have incorporated adequate mitigation into their design to avoid impacts on the Natura 2000 site (eg water pollution protection measures) Such information should be provided in the form of a Natura Impact Statement which should address the particular issues of concern as identified through the above

Table 4: Consideration Of Potential Impacts On Protected Species

Many of our Special Areas of Conservation are designated for species as well as for habitats. These are listed below, alongside the sites for which they are designated. Included is a short list of the types of activities which could have an impact on these species. Please tick if you are concerned that the proposed development could have an impact on these species.

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Otter	Blackwater	Activities that interfere with	N/a

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
	River SAC	river banks.	
Allis shad	Blackwater River SAC	Activities that interfere with water quality, levels or the river bed.	N/a
Salmon	Blackwater River SAC	Activities that interfere with water quality, levels or the river bed;	N/a
River Lamprey	Blackwater River SAC	Activities that interfere with water quality, levels or the river bed;	N/a
Brook Lamprey	Blackwater River SAC	Activities that interfere with water quality, levels or the river bed;	N/a
Sea Lamprey	Blackwater River SAC	Activities that interfere with water quality or the river bed – estuarine areas;	N/a
Twaite Shad	Blackwater River SAC	Activities that interfere with water quality or the river bed – estuarine areas;	N/a
White-clawed Crayfish	Blackwater River SAC	Activities that interfere with water quality or the river bed;	N/a
Freshwater Pearl Mussel	Blackwater River SAC	Activities that interfere with water quality, levels or the river bed ;	N/a
Killarney Fern		Woodland clearance or other activities resulting in loss or disturbance to woodland habitat within the relevant SACs.	N/a

Conclusion Table 4: If the answer to all of the above is no, significant impacts on species can be ruled out. If the answer to any of the above is yes, then further information is likely to be required in relation to potential for impact on that particular species. Where potential impacts on the above listed species are within designated sites, then further information should be sought in the form of a Natura Impact Statement. Where impacts are outside designated sites, then a species specific survey should be requested.

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Consent of copyright owner required for publication.

Habitats Directive Screening Conclusion Statement

Development Type	Permission
Development Location	Doon, Araglin
Natura 2000 sites within impact zone	Blackwater River SAC
Planning File Ref	11/349
Description of the project	
<p>Construction of 2 no. new pig houses and associated site works. 1 is a detached house with a GFA of 1037. The second is attached to an existing pig house and has a GFA of 113.05.</p> <p>The pig houses are to provide additional accommodation for pigs in line with Animal Welfare Regulations SI no 48 of 2003. The development will not existing increase stock numbers nor will it give rise to an intensification in on site processes or production and associated traffic movements, emissions or discharges</p> <p>The development will give rise to impacts during construction which will be confined to the site of the proposed development.</p>	
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	
<p>The development is removed from the Blackwater River SAC and there is no hydrological connection between the site and SAC. The impact of the development during construction will be localized and confined to the site area. These will not affect the SAC.</p> <p>Accordingly it is considered the development presents no affects on the Lower River Suir SAC Natura 2000 site.</p> <p>The on site process does produce slurry that is disposed of via landspreading. This could if improperly undertaken, give rise to potential impacts on water quality in the Blackwater SAC and Araglin river. As stated the landspreading is associated with the existing site process that is not being altered or increased by the development.</p>	
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not.	
The development presents no negative impacts on the Blackwater River Natura 2000 site	
Conclusion of assessment	
Significant impacts can be ruled out, Natura Impact Statement is not required.	
Documentation reviewed for making of this statement.	
<p>PA Ref 11/349 PA Ref 07/1368 Site synopsis of Blackwater river SAC Code 002170 www.npws.ie</p>	
Completed By	Jonathan Flood
	20/9/2011

SOUTH TIPPERARY COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS, 2000 - 2006

150621

COUNTY MANAGER'S ORDER

ORDER NO.

Subject: Planning Permission

Ref No. 07/1368

I, **Edmond O'Connor, County Manager** for South Tipperary County Council did pursuant to powers conferred on me by Section 154 of the Local Government Act 2001, **HEREBY DECIDE**, pursuant to the provisions of the Planning and Development Acts, 2000 to 2006, to GRANT PERMISSION as set out hereunder in accordance with the application received. This PERMISSION shall be subject to 10 conditions and reasons specified in the Schedule attached hereto. If there is no appeal against the said decision, a Grant of PERMISSION in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala

NAME OF APPLICANT:

PJ & Charlie Ryan

ADDRESS OF APPLICANT:

C/o Ciaran M. Carroll
Pig Enterprise Advisor
Teagasc
Moorepark Advice & Training Centre
Fermoy


LOCATION OF DEVELOPMENT:

Doon
Araglen
Kilworth

NATURE OF DEVELOPMENT:

construction of 1 no. loose dry sow house, 1 no. farrowing house, 1 no. stage two weanar pig house, 2 no. finisher pig houses, a feed mill and 1 no manure storage basin and associated works in order to comply with animal welfare and nitrates legislation an Environmental Impact Statement (E.I.S.) for the development has been submitted, this development comprises of an activity in relation to which a license under part IV of the Environmental Protection Agency Act 1992 as amended by the Protection of the Environment Act 2003 is required

C.T. Signed:


County Manager

Date:

1st May 2008

SOUTH TIPPERARY COUNTY COUNCIL

Planning & Development Acts 2000 to 2006

Ref No. In Planning Ref: 07/1368

150621

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Schedule referred to in Order No. _____

SCHEDULE

1. Save where modified by the following conditions, the proposed development shall be carried out in accordance with the drawings and documentation submitted with the planning application on the 20/07/2007 and as amended by the documentation received on 7/03/2008 in response to the Notice Requiring Further Information, dated 13/09/2007

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

2. Before development commences, the developer shall pay to the Planning Authority a development contribution in the sum of **€6,949.56 (subject to an increase on the 1st March each year)** in respect of the provision of improved public water services and improved road infrastructure.
- (i) the amount of the development contribution shall be in accordance with the following class as detailed in the current South Tipperary County Council Development Contribution Scheme:

Class 6		€ x sq.m	Area sq. m	Total	Minus 50% reduction (where applicable)	AMOUNT PAYABLE €
<i>(Agricultural structures)</i>	Water	€13.57	696	€9,444.72	€4722.36	€4,722.36
	Roads	€6.40	696	€4,457.40	€2227.20	€2,227.20
				€13,899.12	€6949.56	€6,949.56
			<i>Electoral District of Clogheen</i>	<i>Area =</i>		€6,949.56

- (ii) the contribution payable will be based on the amount of contribution applicable at the date of payment and not on the rate of contribution in existence at the date of issue of the grant of permission. Consequently, the amount specified at (i) shall be adjusted accordingly,
- (iii) where the contribution is not paid in accordance with the terms of this condition, any outstanding amounts due to South Tipperary County Council shall be paid together with interest that may have accrued for the period while withheld by the person required to pay the contribution. Interest shall be calculated in accordance with the overdraft rate of interest for the time being.
- (iv) The required contribution is reduced by 50 % as the proposed development comes within the meaning of:
- a development located within the electoral district of Clogheen, which qualifies for a reduction in development contributions in accordance with the South Tipperary Development Contribution scheme.

SOUTH TIPPERARY COUNTY COUNCIL

Planning & Development Acts 2000 to 2006

Ref No. In Planning Ref: 07/1368

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150621

Schedule referred to in Order No. _____

SCHEDULE

Reason: In the interests of orderly development, public health, the protection of the amenities of the area and the avoidance of pollution of ground or surface waters in the area.

6. All oxidisable and galvanised surfaces shall be painted a dark green matt colour or other dark colour approved by the Planning Authority and the surface shall be maintained in a neat, tidy and painted condition at all times.

Reason: In the interest of visual amenity.

7. The transportation of farmyard wastes (slurry, silage effluent, and contaminated surface water) via the public road shall be carried out in a sealed and watertight tanker/container such that no spillage of deleterious matter can occur onto the public road. Should such a spillage occur the developer shall take all necessary steps to clean same immediately.

Reason: In the interest of traffic safety and public health.

8. During development works, the developer shall ensure that material from the site is not spread or deposited on the public road and shall maintain the road in a clean, tidy and safe condition.

Reason: To prevent any traffic hazard or nuisance from such material.

9. The proposed lined lagoon shall be constructed in accordance with S126 'Minimum Specification for Geomembrane-lined slurry/effluent stores and ancillary works, as published by the Department of Agriculture and Food, November 2002'.

Reason: In the interests prevention of environmental pollution and protection of waters including groundwater.

10. All landscaping proposed as part of this development shall be completed within six months of the erection of the proposed structures. Species used shall be a mix of deciduous shrubs suitable for hedging and common to the locality (e.g. holly, hawthorn, blackthorn, ash).

Reason: In the interests of visual amenity.

SOUTH TIPPERARY COUNTY COUNCIL

PLANNING & DEVELOPMENT ACT 2000 TO 2006

PLANNING & DEVELOPMENT REGULATIONS 2001 TO 2006

NOTIFICATION OF A GRANT

TO:

PJ & Charlie Ryan
C/o Ciaran M. Carroll
Pig Enterprise Advisor, Teagasc
Moorepark Advice & Training Centre
Fermoy

PLANNING REGISTER NUMBER:07/1368
APPLICATION RECEIPT DATE: 20/07/2007

In pursuance of the powers conferred upon it by the above mentioned Acts, South Tipperary County Council have by Order decided to grant PERMISSION to the above named, for the development of land, namely:-

construction of 1 no. loose dry sow house, 1 no. farrowing house, 1 no. stage two weanar pig house, 2 no. finisher pig houses, a feed mill and 1 no manure storage basin and associated works in order to comply with animal welfare and nitrates legislation an Environmental Impact Statement (E.I.S.) for the development has been submitted, this development comprises of an activity in relation to which a license under part IV of the Environmental Protection Agency Act 1992 as amended by the Protection of the Environment Act 2003 is required

At Doon Araglen Kilworth Co Cork

in accordance with the plans and documentation lodged with this application hereby GRANT the PERMISSION subject to 10 conditions. It should be noted that this PERMISSION will expire on:

8th day of June, 2013

Signed on behalf of
South Tipperary County Council.

Tomás Dorley
County Secretary

Date: 9/6/08

NOTE:

The permission herein granted shall, on the expiration of the period indicated above, cease to have effect as regards:-

- (1) 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.

It should be noted that the grant of outline permission does **NOT AUTHORISE** commencement of works. Permission consequent on the grant of an Outline Permission **must** be obtained **before** any works commence.

You must submit a COMMENCEMENT NOTICE in accordance with the Building Control Regulations 1991 prior to starting any work as a result of this Grant of Permission, except in the case of a permission for retention.

RECORDED

SOUTH TIPPERARY COUNTY COUNCIL

Planning & Development Acts 2000 to 2006

Ref No. In Planning Ref: 07/1368

150621

Page 1/3

Schedule referred to in Order No. _____

SCHEDULE

1. Save where modified by the following conditions, the proposed development shall be carried out in accordance with the drawings and documentation submitted with the planning application on the 20/07/2007 and as amended by the documentation received on 7/03/2008 in response to the Notice Requiring Further Information, dated 13/09/2007

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

2. Before development commences, the developer shall pay to the Planning Authority a development contribution in the sum of **€6,949.56 (subject to an increase on the 1st March each year)** in respect of the provision of improved public water services and improved road infrastructure.

(i) the amount of the development contribution shall be in accordance with the following class as detailed in the current South Tipperary County Council Development Contribution Scheme:

Class 6		€ x sq.m	Area sq. m	Total	Minus 50% reduction (where applicable)	AMOUNT PAYABLE €
(Agricultural structures)	Water	€13.57	696	€9,444.72	€4722.36	€4,722.36
	Roads	€6.40	696	€4,457.40	€2227.20	€2,227.20
				€13,899.12	€6949.56	€6,949.56
			Area =	Electoral District of Clogheen		€6,949.56

(ii) the contribution payable will be based on the amount of contribution applicable at the date of payment and not on the rate of contribution in existence at the date of issue of the grant of permission. Consequently, the amount specified at (i) shall be adjusted accordingly,

(iii) where the contribution is not paid in accordance with the terms of this condition, any outstanding amounts due to South Tipperary County Council shall be paid together with interest that may have accrued for the period while withheld by the person required to pay the contribution. Interest shall be calculated in accordance with the overdraft rate of interest for the time being.

(iv) The required contribution is reduced by 50 % as the proposed development comes within the meaning of:

- a development located within the electoral district of Clogheen which qualifies for a reduction in development contributions in accordance with the South Tipperary Development Contribution scheme.

SOUTH TIPPERARY COUNTY COUNCIL

Planning & Development Acts 2000 to 2006

Ref No. In Planning Ref: 07/1368

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Schedule referred to in Order No. 150621

SCHEDULE

Reason: As a contribution towards the cost of the provision of improved public water services and improved road infrastructure in accordance with South Tipperary County Council Development Contribution Scheme for the period 1 March 2004 to 28 February 2009 which was adopted, pursuant to Section 48 of the Planning and Development Act 2000, by resolution of South Tipperary County Council, dated 1 December 2003. Such improvements will facilitate this development.

3. The applicant shall ensure that all farm activities within the current application site area/farmyard are carried out in accordance with the recommendations set out in SI 378 of 2006, European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2006. Storage facilities shall:
- Be designed, sited, constructed, maintained and managed so as to prevent run-off or seepage, directly or indirectly, into groundwater or surface water of livestock manure, organic fertiliser, soiled water and effluents from dungsteads, farmyard manure pits or silage pits
 - Comply with such construction specifications for those facilities as may be approved from time by time by the Minister for Agriculture and Food.

Reason: In the interests prevention of environmental pollution and protection of waters including groundwater.

4. Uncontaminated surface water runoff from roofs and clean paved areas within the farmyard shall be collected separately from farmyard wastes (slurry, silage effluent, and contaminated surface water) and shall be disposed of directly in a sealed system to adequate stone filled soakpits, or to a watercourse, located within the curtilage of the application site or, alternatively, shall be recycled for use in the proposed development. Surface water shall not be allowed flow onto the public road.

Reason: In the interest of orderly development and to minimise the volume of farmyard waste generated.

5. Farmyard wastes (slurry, silage effluent, and contaminated surface water) shall be disposed of by spreading on land in accordance with SI 378 of 2006 European Communities (Good Agricultural Practice for the Protection of Waters) Regulations, 2006 (or as amended) and no such spreading shall be carried out on any land that is within 50 metres of any school, hospital, church or building used for public assembly or within 30 metres of any private dwelling house (except the landowners own dwelling) save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.

SOUTH TIPPERARY COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS, 2000 TO 2006

PLANNING AND DEVELOPMENT REGULATIONS 2001 - 2007

**NOTIFICATION OF DECISION TO GRANT IN ACCORDANCE WITH
SECTION 34 OF THE 2000 ACT.**

PJ & Charlie Ryan
C/o Ciaran M. Carroll
Pig Enterprise Advisor
Teagasc
Moorepark Advice & Training Centre
Fermoy

Ref No. 07/1368

APPLICATION RECEIPT DATE: 20/07/2007

FURTHER INFO RECD 07/03/2008

Having regard to:

- the nature and extent of the proposed development
- the intended use of the proposed development
- the policies of the County Development Plan 2003 and
- the pattern of development in the area,

it is considered that, subject to compliance with the conditions set out in the attached Schedule, the proposed development:

- would not seriously injure the amenities of the area or of properties in the vicinity;
- would not be prejudicial to public health;
- would be acceptable in terms of traffic safety and convenience;
- would not be unduly obtrusive on the landscape;
- would not pose an unacceptable risk of surface water pollution or groundwater contamination; and
- would, therefore, be in accordance with the proper planning and sustainable development of the area

In pursuance of the powers conferred upon it by the above-mentioned Acts, South Tipperary County Council has by Order dated 1st May 2008 decided to GRANT PERMISSION to the above named for development of land, as follows:-

construction of 1 no. loose dry sow house, 1 no. farrowing house, 1 no. stage two weaner pig house, 2 no. finisher pig houses, a feed mill and 1 no manure storage basin and associated works in order to comply with animal welfare and nitrates legislation an Environmental Impact Statement (E.I.S.) for the development has been submitted, this development comprises of an activity in relation to which a license under part IV of the Environmental Protection Agency Act 1992 as amended by the Protection of the Environment Act 2003 is required

At: Doon, Araglen, Kilworth

Subject to the 10 conditions and reasons therefore as set out in the schedule attached.

If there is no appeal against the said decision, a GRANT in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala (see appeal details overleaf).

IT SHOULD BE NOTED THAT UNTIL A GRANT OF PERMISSION OR PERMISSION CONSEQUENT ON THE GRANT OF AN OUTLINE PERMISSION HAS BEEN ISSUED, THE DEVELOPMENT OR RETENTION IN QUESTION IS NOT AUTHORISED.

Signed on behalf of South
Tipperary County Council
County Secretary.

Dated:.....2nd May 2008.....

SOUTH TIPPERARY COUNTY COUNCIL

Planning & Development Acts 2000 to 2006

Ref No. In Planning Ref: 07/1368

Page 1/3

SCHEDULE

1. Save where modified by the following conditions, the proposed development shall be carried out in accordance with the drawings and documentation submitted with the planning application on the 20/07/2007 and as amended by the documentation received on 7/03/2008 in response to the Notice Requiring Further Information, dated 13/09/2007

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

2. Before development commences, the developer shall pay to the Planning Authority a development contribution in the sum of **€6,949.56 (subject to an increase on the 1st March each year)** in respect of the provision of improved public water services and improved road infrastructure.

(i) the amount of the development contribution shall be in accordance with the following class as detailed in the current South Tipperary County Council Development Contribution Scheme:

Class 6		€ x sq.m	Area sq. m	Total	Minus 50% reduction (where applicable)	AMOUNT PAYABLE €
(Agricultural structures)	Water	€13.57	696	€9,444.72	€4722.36	€4,722.36
	Roads	€6.40	696	€4,457.40	€2227.20	€2,227.20
				€13,899.12	€6949.56	€6,949.56
			Area =	Electoral District of Clogheen		€6,949.56

(ii) the contribution payable will be based on the amount of contribution applicable at the date of payment and not on the rate of contribution in existence at the date of issue of the grant of permission. Consequently, the amount specified at (i) shall be adjusted accordingly,

(iii) where the contribution is not paid in accordance with the terms of this condition, any outstanding amounts due to South Tipperary County Council shall be paid together with interest that may have accrued for the period while withheld by the person required to pay the contribution. Interest shall be calculated in accordance with the overdraft rate of interest for the time being.

(iv) The required contribution is reduced by 50 % as the proposed development comes within the meaning of:

- a development located within the electoral district of Clogheen which qualifies for a reduction in development contributions in accordance with the South Tipperary Development Contribution scheme.

SOUTH TIPPERARY COUNTY COUNCIL

Planning & Development Acts 2000 to 2006

Ref No. In Planning Ref: 07/1368

Page 3/3

SCHEDULE

Reason: In the interests of orderly development, public health, the protection of the amenities of the area and the avoidance of pollution of ground or surface waters in the area.

6. All oxidisable and galvanised surfaces shall be painted a dark green matt colour or other dark colour approved by the Planning Authority and the surface shall be maintained in a neat, tidy and painted condition at all times.

Reason: In the interest of visual amenity.

7. The transportation of farmyard wastes (slurry, silage effluent, and contaminated surface water) via the public road shall be carried out in a sealed and watertight tanker/container such that no spillage of deleterious matter can occur onto the public road. Should such a spillage occur the developer shall take all necessary steps to clean same immediately.

Reason: In the interest of traffic safety and public health.

8. During development works the developer shall ensure that material from the site is not spread or deposited on the public road and shall maintain the road in a clean, tidy and safe condition.

Reason: To prevent any traffic hazard or nuisance from such material.

9. The proposed lined lagoon shall be constructed in accordance with S126 'Minimum Specification for Geomembrane-lined slurry/effluent stores and ancillary works, as published by the Department of Agriculture and Food, November 2002'.

Reason: In the interests prevention of environmental pollution and protection of waters including groundwater.

10. All landscaping proposed as part of this development shall be completed within six months of the erection of the proposed structures. Species used shall be a mix of deciduous shrubs suitable for hedging and common to the locality (e.g. holly, hawthorn, blackthorn, ash).

Reason: In the interests of visual amenity.



RECOMMENDATION ON PLANNING APPLICATIONS – AGRICULTURAL

Ref No:	07/1368
Applicant Name:	PJ & Charlie Ryan, c/o Ciaran M. Carroll, Teagasc, Moorepark, Fermoy, Co. Cork
Development:	Permission for construction of 1 no. loose dry sow house, 1 no. farrowing house, 1 no. stage two weaner house, 2 no. finisher pig houses, 1 no. feed mill and 1 no manure storage basin and associated works in order to comply with animal welfare and nitrates legislation. An Environmental Impact Statement (E.I.S.) for the development has been submitted, this development comprises of an activity in relation to which a license under part IV of the Environmental Protection Agency Act 1992 as amended by the Protection of the Environment Act 2003 is required
Location:	Doon, Araglen, Kilworth, Co. Cork

The principal features of the proposed development are as follows:

- a) Area of existing buildings: stated to be 4998 m²
- b) Area of proposed buildings is 1296 m²
- c) Area of proposed storage basin is 2025 m²
- d) Height of proposed buildings: varies above existing ground level max height circa 5 m
The proposed development is within an existing farmyard, site layout plan to scale 1:500 and Farm Structures Record were submitted
- e) Water: existing private well
- f) Disposal of clean waters: soakaway
- g) Disposal of soiled waters/ manure slurry to spread lands; Yes
- h) Ownership: Landowners
- i) Total available landholding in the vicinity: 39.3 ha
- j) Area of site to which the application relates to in hectares: 1.81ha
- k) Number and type of animals: 500 sows
- l) Estimated type and quantity of manure: 8,112 m³
- m) Means of manure collections: underground storage tank and lagoon proposed
- n) Size capacity of manure: 6718 existing, 6498 proposed
- o) Means of collection of soiled yards runoff: diverted into underground manure storage tanks
- p) Means of manure spreading: used as a fertilizer on customer farms
- q) Months during which waste spread on lands: as per S.I. 378 (Nitrates Directive)
- r) Full details of lands on which waste will be spread: as per S.I. 378 (Nitrates Directive)
- s) Means of collecting roof water: chuted and drained away to soak pits
- t) Means of disposing of roof water: chuted and drained away to soak pits

2. LOCATION:

The site is located approx 4.5 km east of Araglin and accessed from a laneway discharging onto Local Secondary Road, LS 7409. The site is located within a valley and the proposed development site is approximately 50m below the road level. The DED in which the development site is located is Clogheen and therefore a 50% reduction applies to the development contribution.

3. RELEVANT PLANNING HISTORY:

On site

Pl. Ref. No. 07/1064 Incomplete application

- PI. Ref. No. P3.14993 Charlie Ryan was granted permission for calving boxes, slatted houses with underground tanks (2), slurry tank and silo walls
- PI. Ref. No. P3.6621 Patrick Ryan was granted permission for a sand pit on the 12/03/1980
- PI. Ref. No. 00/1221 Charles Ryan was granted permission for retention and completion of dwelling house.
- PI. Ref. No. 97/826 Charles Ryan was granted permission for erection of easy-feeding system and calving boxes
- PI. Ref. No. 96/574 Charles Ryan was granted permission for construction of pig accommodation for 250 sow integrated unit
- PI. Ref. No. P3.13324 Charles Ryan was granted permission for farm buildings
- PI. Ref. No. 97/826 Charles Ryan was granted permission for erection of easy-feeding system and calving boxes
- PI. Ref. No. P3.13324 Charles Ryan was granted permission for farm buildings

4. FURTHER INFORMATION:

Requested on the 13/9/07 and responded to on the 7/3/08. Further information was required in regard to storage tanks and inadequacies in the Environmental Impact Statement, the applicants response is considered satisfactory.

5. PLANNING ISSUES:

The application presents the following planning issues:

South Tipperary County Development Plan, 2003 Policies that apply to this development:

- Policy ENV 8: Agriculture,
- Policy ENV 9: Agricultural Buildings,
- Policy Env 12: Agricultural Waste,
- Policy ENV 13: Disposal of Agricultural Waste, and
- Policy ENV 14: Nutrient Management

This application conforms to the CDP, 2003 agricultural policies

Yes

Adverse impact on visual amenity

No

Adverse impact on residential amenity

No

It is the policy of the Council to protect the viability of farms and best quality land for agriculture and related uses. This development will increase the applicant's housing and slurry capacity.

Road Infrastructure:

There is an existing entrance to farmyard.

Earth-lined slurry/effluent stores

Further information was required regarding the spec of the proposed lagoon, the applicants response was considered acceptable.

Location and impact on surrounding Landscape

Impact on the landscape is acceptable given the development location within an established permitted farmyard. The applicant has proposed some cutting and filling on site to accommodate the development. The applicants proposals are considered acceptable.

Environmental Considerations

Development Specific report from Council's Environment Section

Yes

Report stated:

A reviewed EIS has been submitted; baseline monitoring results for the Araglin at Elizabeth Bridge have been included however this location is c. 7km downstream of the piggery. Trial hole details from the 1996 application at this piggery have been submitted, however they do not relate to the spreadlands detailed in this application. A fertiliser plan has been submitted detailing the nutrient requirements of landholdings apparently available to the applicant however the maps submitted are not linked to the fertiliser report; one gives the farmers name while the other details a farm code therefore it is not possible to link a Fertiliser Report with a Landholding Map. The agent has stated that the Fertiliser plans are confidential.

The slurry holding lagoon is a geomembrane lined lagoon and should comply with the Department of Agriculture specification S126.

The EIS is considered to be a ^{brief} document and only briefly deals with the issues (identification of baseline conditions is limited, vulnerable receptors are not detailed, possible impacts and mitigation measures are not clearly identified). However as this is an existing development the impacts due to works proposed in this application are unlikely to significantly alter the current situation. As the development consists of an activity that requires an Integrated Pollution Prevention and Control licence from the Environmental Protection Agency section 256 of the Planning and Development Act 2000 prevents the planning authority from subjecting the development to conditions controlling environmental impacts, if granted. The EPA have been informed that this activity requires a licence. ✓

Application referred to:

Area Engineer	no report received to date
Environment and Waste Management	response received
C.M.O	no report received to date
EPA	no report received to date
EIS Team	no report received to date

6. OBSERVATIONS/SUBMISSIONS:

Submissions from 3rd parties or statutory bodies: n/a

Representations: n/a

7. DEVELOPMENT CONTRIBUTIONS:

As per condition, application site is located within Clogheen ED and therefore a 50% reduction applies. Furthermore the first 600 sqm metres will be deducted from the overall floor area in accordance with the Development Contribution Scheme.

8. CONCLUSION

It is considered that, subject to compliance with the conditions set out in the attached Schedule, the proposed development

- Would not seriously injure the amenities of the area or of properties in the vicinity;
- Would not be prejudicial to public health;
- Would be acceptable in terms of traffic safety and convenience;
- Would not be unduly obtrusive on the landscape and
- Would, therefore, be in accordance with the proper planning and sustainable development of the area.

ENVIRONMENTAL IMPACT STATEMENT

In respect of
a pig rearing installation,

at

Doon, Araglin, Kilworth,
Co. Cork



Prepared by

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For

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Non-Technical Summary

This statement is prepared in respect of an integrated pig unit in accordance with the Planning & Development Regulations 2002. It is in support of an application for planning permission for structures in which to rear pigs. The proposed development relates to pig housing in an existing yard at Doon, Araglin, Kilworth, Co. Cork. The pigs to be housed would be reared for sale to the pig meat processing industry. The existing capacity of the site and that following the proposed development will be 500 sows and their progeny to be reared to finisher sale weight. This is greater than the capacity for which an Integrated Pollution Prevention and Control Licence is required, and so an application will be submitted to the EPA for an IPPC licence. The expanded enterprise would then provide full-time employment for the owner, supported by 3 full time staff. The site drains naturally through a field drain to a gravel soakaway. Storm water from roofs and clean yards will discharge to field drainage. There will be no discharge of any soiled water or any effluent from the site to any watercourse. There will be no discharge of soiled water or effluent to groundwater.

The site is in a rural area. The activity on the site is and will be farming activity appropriate to the area and consistent with the development plan for South Tipperary. The existing site is adjacent to a local road about 2 miles from the Araglin / Lismore road. It currently accommodates an integrated herd of 500 sows and their progeny reared to finisher sale weight. The structures for which permission is sought would be about 300m from the road. The purpose of the new structures are: (1) to provide extra accommodation for sows (loose housing and farrowing) in order to comply with pending animal welfare regulations, (2) to provide for an increase in floor area for weaners and finishers to comply with animal welfare regulations and to meet the requirements of pig meat processors who are now looking for a heavier pig and, (3) to provide for a greater "down time" for washing/drying/disinfection of pens between batches of pigs as currently recommended best practice for pig health & hygiene purposes. The

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planting of shrubs and trees on a low embankment on the perimeter of the site would blend the site into the landscape. The site is not in and is not near any NHA, SAC or SPA site and does not threaten any such site in any way.

The only hazardous waste generated in the enlarged site would be spent fluorescent lighting tubes and veterinary waste (medicine containers, used syringes and needles). The annual quantity of each of these classes of waste generated in the site would be less than 100kg. It is proposed to accumulate the used fluorescent tubes in a specified storage area in the site pending periodic disposal at a civic waste site. It is proposed to accumulate the veterinary waste in a specified location in the site pending periodic collection by an authorised collector for disposal at an authorised disposal site.

Weekly output of pigs for sale from the enlarged site would be about 230 animals. The associated weekly output of pig manure would be about 156m³, or 8,112m³ per year. There is strong local demand from other farmers for pig manure for use by them on their farmlands instead of manufactured chemical fertiliser products imported from outside the state. The application of animal manure to farmland is now regulated under S.I. 378 of 2006 and distribution of manure from the site will comply with those Regulations. The Applicant is entitled to give manure to any local farmer who wants it and is obliged to record all dispatches from the holding and the farmers acquiring manure are obliged to record all consignments acquired and to use it in compliance with the Regulations.

Storage of manure in the site will be in compliance with S.I. 378 of 2006, the relevant Regulations that have given effect to the Nitrates Directive in Ireland. It is proposed that all dispatches of manure from the tanks on the site will be recorded and the record will be maintained and be available at the site for inspection by an officer of the Local Authority at all reasonable times.

It is proposed that on-site storage capacity for pig manure in the enlarged site will be about 13,216 m³, sufficient for about 85 weeks production of manure, and

well in excess of the 6 months storage capacity generally required for pig manure. It is also proposed that manure will not be supplied to customer farmers between 15 October and 12 January in any year except with the consent of the planning authority or any other relevant authority. Outside that period, manure would be dispatched from the site to a farmer customer only in response to an order from a customer. Managed and used in that way, manure produced in the site will not have any adverse impact on environmental parameters either inside the site or outside the site.

Emissions to air from the site would be small, and would be mostly attributable to the animals that are currently on the site. The odour associated with a site of the proposed capacity does not and will not cause annoyance and will not interfere with amenity outside the boundary of the site. There are no dwellings within 600 m of the site. The applicant's parents dwelling is about 150 metres from the site.

A small proportion of animals born and maintained in a farm die prematurely. An authorised contractor would regularly remove the carcasses of those animals that will die in the site to an authorised rendering plant, in compliance with existing law.

The potential of the proposed development for adverse impact on environmental parameters is negligible because of the nature and scale of the development, and because all wastes would be removed from the site for either disposal or use elsewhere. While waste generated in the site would be accumulated and stored temporarily in the site, there would be no disposal or recovery of any waste undertaken on the site.

Introduction

This Environmental Impact Statement (EIS) is compiled following an Environmental Impact Assessment of an existing integrated pig enterprise operated on a site in Doon, Araglin, Kilworth, Co. Cork. The Statement is to be submitted to South Tipperary County Council in support of an application for Planning Permission. The scale of the proposed development is above the threshold for Class 1(e) (ii) activity, "*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 proposed installation is to be an integrated unit for the rearing of pigs, based on a maximum herd of 500 sows. This statement is drafted with particular regard to Article 94 and Schedule 6 in the 2001 regulations, and is submitted to provide information that may be helpful to the planning authority in making its decision on the application for permission.

1(a) Description of the proposed development

The proposed development involves an extension to an existing facility for the rearing of pigs which currently accommodates 500 sows and their progeny to finisher sale weight. The extension sought is specifically designed to provide for the rearing of pigs for sale to the meat processing industry for the production of pig meat products for human consumption. The purpose of the new structures are: (1) to provide extra accommodation for sows (loose housing and farrowing) in order to comply with pending animal welfare regulations, (2) to provide for an increase in floor area for weaners and finishers to comply with animal welfare regulations and to meet the requirements of pig meat processors who are now looking for a heavier pig and, (3) to provide for a greater "down time" for washing/drying/disinfection of pens between batches of pigs as currently recommended best practice for pig health & hygiene purposes. The location of the proposed development is in a rural, farming area in Doon, Araglin, Kilworth,

Co. Cork. It is accessed by a local by-road about 2 miles from the Araglin/Lismore road. The site is about 300 m from the local by-road.

The site is level ground, elevated about 50m below the adjacent access road.

According to the Geological Survey of Ireland the aquifer classification appropriate to the site and the surrounding area is a minor aquifer. It is protected in the vicinity of the proposed development by a layer of clay greater than 2.5m deep, verified by the previous excavation for a planning application carried out for the pig unit in 1996.

The lay-out of the proposed development is shown on the Site Layout plan attached. (Attachment 1). The site is small and compact, and is designed to be safe, secure and efficient in operation.

The proposed development comprises steel framed structures with insulated concrete or steel side cladding, to enclose slatted pens in which pigs will be accommodated and fed, and under-slat tanks in which manure will be collected and stored pending dispatch to farmers who order a supply for use by them on their farmlands. It also includes an area on which a container for dead pigs will be parked pending periodic collection for transport to an authorised rendering plant.

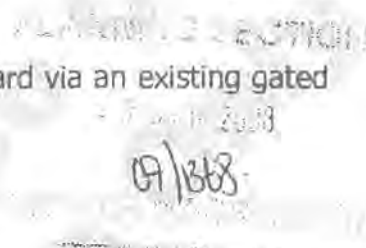
All dispatches of pigs from the site would be through the loading bay adjacent to the finisher pig house. All dispatches of pig manure from the site would be from one or other of the manure extraction points to be located around the perimeter of the structures, and through the yard gate, to the public road. Lay-out and facilities are designed to provide for best practice within this industry and to minimise potential sources of pollution.

The scale of the proposed development is small by current industry standards and will bring the unit capacity up to the National Average herd size of about 500

sows. Output of pigs will be about 230 pigs per week, (almost 12,000 pigs per year).

The main structures will have a total floor area about 7,185 m², all of which will be for the accommodation pigs or to provide access to pigs. The main structure (loose dry sow house) will be 70.89m long and about 11.95 m wide, 2.67 m high at the eaves and 4.0 m high at the apex. The tallest structure (feed mill) will be 4.8m high. They will not be intrusive in the landscape. [See Attachment 2.]

Access from the public road is to be direct into the farmyard via an existing gated entrance, 4.0 m wide.



1(b) Measures envisaged in order to avoid, reduce and if possible, remedy significant adverse effects

The measures considered necessary are:

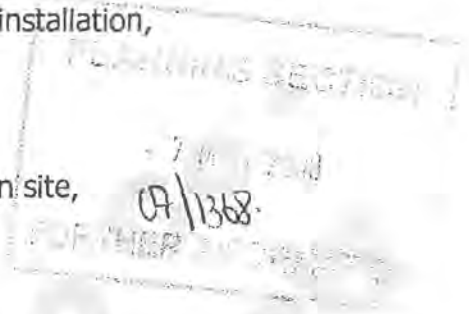
- (i) Provision of sufficient and safe access to the site and measures to avoid excessive soiling of the public road during construction on the site.
- (ii) A secure fence around the site and effective landscaping comprising hedging, trees, and landscaped earth embankments where necessary, to screen the installation from obtrusive view from the public road and to blend it into the rural landscape.
- (iii) Provision of a storm water drainage system to properly collect and discharge to field drainage all clean rainwater from roofs and clean surfaces.
- (iv) Provision of soiled water drains to properly collect any effluent or soiled water and divert it to the nearest manure tank.

- (v) The collection and the removal from the site of all animal manure and soiled waters to be used by local farmers as fertiliser on their farmlands in line with the guidelines in the Good Agricultural Practice Regulations (S.I.378).
- (vi) The collection and the removal from the site of hazardous waste materials (spent fluorescent lighting tubes, empty aerosol containers and veterinary waste) generated on the site. Such wastes removed from the site are to be removed only to sites authorised or agreed as appropriate for the disposal or recovery of the waste concerned.
- (vii) The collection and the removal from the site of all dead animals and all animal tissues. Collection to be by an authorised waste collector, for disposal or recovery at an authorised rendering plant.
- (viii) Ensure collection of animal tissues from the site is in appropriate watertight and covered containers, and timely removal so as to ensure minimal generation or release of odours either at the site or during transit to the disposal/recovery destination.
- (ix) Monitor and maintain records of all monitoring of storm water discharges from the site.
- (x) Record and maintain required records of all consignments of waste dispatched from the site.

Implementation of the above will ensure that significant effects on the environment will be avoided and the risk of incidents of environmental significance will be near zero.

1(c) Data required to identify and assess the main effects that the proposed development is likely to have on the environment

- (i) Knowledge of the environment in which the installation is to be sited,
- (ii) Knowledge of the processes in the proposed installation,
- (iii) The emissions to air
- (iv) The emissions to groundwater,
- (v) Characteristics of the effluent to be treated on site,
- (vi) The emissions to surface waters,
- (vii) The ambient quality of receiving waters,
- (viii) Availability of contractors to transport and treat wastes sent off-site.



This is considered in some detail later in this statement.

1(d) Alternatives studied by the developer and reasons for choice, taking into account the effects on the environment

If and when the installation for which permission is being sought is authorised and constructed it would be integrated into the existing farm and farmyard enterprise operated by the applicant. The only realistic site for the proposed development is adjacent to the existing pig rearing yard, so that access and services can be easily shared. Accordingly, no other site was considered and there is no other site available to the applicant for consideration.

2. Further information

2(a)(i) Description of the physical characteristics of the whole proposed development and the land use requirements during construction and operation.

The physical characteristics of the proposed development will comprise:

- An entrance through an existing gated access at the public road,
- Landscaping plantations along the boundary between the site and the road and between the site and adjoining farmlands,
- Steel frame structures within which the pigs would be accommodated on slatted floors and fed, [See Schedule of Pig Houses, Attachment 2]
- Underground, under slat reinforced concrete manure tanks in which manure would be collected and stored pending despatch from the site in response to orders from local farmers who would acquire it to maintain the fertility of their farmlands.

Except for the entrance from the public road, all of the structures on the site will be effectively screened from public view or blended in to the surrounding landscape by the green colour proposed for the structures and the landscaping features described.

During the construction phase, which would extend over a period of about 4 months, that part of the site in the vicinity of the area on which the proposed development is to be done would be a typical farmyard construction site. All of the construction materials and equipment required would be transported in to the site by road. It is planned that all of the soil that would be moved during the laying on of services and site preparation works would be deposited and used within the site for land levelling and landscaping. It is not intended to remove any soil/earth from the site. The construction contractor would be required to remove any construction wastes other than soil from the site for disposal or recovery in authorised sites elsewhere. A proposal for waste management during the construction phase of the proposed extension to the pig farm is detailed in Attachment 10.

2(a)(ii) A description of the main characteristics of the production processes; nature and quantity of materials used

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The processes on the proposed site would be:

- The breeding and feeding of pigs,
- The dispatch of all animal tissue and other solid waste materials from the site for disposal or recovery at agreed / approved sites, and
- The collection of all animal manure and soiled waters generated within or around the new animal housing in manure tanks and the proposed manure basin pending dispatch to a customer farmer for use on his farmland.

The main input materials to be used in the proposed development are water and animal feed. Water will be from the existing pipeline from the units own borehole on site. Pig feed will be industry standard pig rations appropriate to the nutritional requirements of the pigs. There will also be small inputs of veterinary medicines administered in accordance with relevant regulations. Electricity would be used to power all the processes and services on the site, and to heat small areas occupied by piglets.

2(a)(iii) An estimate, by type and quantity, of expected residues and emissions (including water, air and soil pollution, noise, vibration, light, heat and radiation) resulting from the operation of the proposed development

The expected residues and emissions that will result from the operation of the proposed development are set out in the table below.

Residue/ emission	Quantity /year	Ultimate destination	Transporter
Veterinary waste	100kg	Authorised disposal site	To be agreed
Fluorescent tubes	20	Civic Bring Centre	Applicant
Dead animals	24 tonnes	Authorised rendering site	To be agreed
Packaging	100kg	Authorised disposal site	To be agreed

Veterinary waste includes used syringes, needles and the containers in which veterinary medicines and similar products (anthelmintics, antibiotics, pesticides, rodenticides, etc) are acquired. It can be accumulated in the site pending an annual collection by an appropriate authorised waste collector to be agreed with the Planning Authority [See Attachment 3].

Fluorescent tubes are preferred for lighting in animal houses. While they are "long life", it is expected that about 20 will be replaced annually. As the volume is so small, they can be delivered to the local Bring Centre, or an annual collection from the site by an authorised waste collector can be agreed with the Planning Authority.

Packaging (paper and cardboard) derived from the outer covers of various inputs like the veterinary medicine products, and the minor feed ingredients is the only "domestic-type" waste to be disposed from the site. It can be consigned for recovery to the local collector of recyclables.

Dead animals and animal tissues will be accumulated in a sealed water proof steel container on site for collection at two-week intervals for transport to an authorised rendering facility by an authorised waste collector, both of which can be agreed with the Planning Authority [See Attachment 4].

Animal manure produced in the existing facility is distributed to local farmers in response to their demand and for their use on their farmland. The manure that would be produced by animals to be housed in the proposed development would be similarly distributed. There is a strong local demand for pig manure. The applicant has more customers and more demand than can be satisfied from the existing herd or the enlarged herd that would exist when the proposed extension would be fully occupied. The applicant is entitled to supply it to farmers who want it and are not prohibited from using it. The use of animal manure to fertilise farmland is subject to statutory control under S.I. 378 of 2006.

Manure from the site would be supplied in response to customer farmers' demand and in compliance with law. The volumes of manure supplied to the customer farms will be recorded in compliance with S.I. 378 legislation. The calculation of

expected manure production and of the manure storage capacity in the site is shown in Attachment 5. A fertiliser plan is shown in Attachment 6. This plan shows the amount of pig manure that can be used by nine of the current customer farms who wish to use pig manure from the unit. As can be seen in this plan the demand for pig manure for these nine customer farms (11,774m³) greatly exceeds the available supply from the proposed unit (8,112m³). This plan is based on compliance with S.I. 378 of 2006. Maps of these lands are shown in Attachment 7.

There will be no canteen or other staff facilities within the proposed development in the site. Accordingly, there will not be any domestic refuse for disposal from the site. There is a small office and dry store in the site. The small volume of waste paper will be disposed of with the packaging referred to on page 9.

Lighting in the premises will in so far as is possible, be by fluorescent tubes and other energy efficient lighting devices. Spent fluorescent and other specialised light tubes are hazardous waste. The number of tubes to be replaced annually will be small, no more than 20. They will be accumulated in the store area pending delivery periodically to a local Civic Bring Centre, or collection by an authorised contractor that can be agreed with the local Authority.

Normal operations on the site of the proposed development will not cause any pollution of soil.

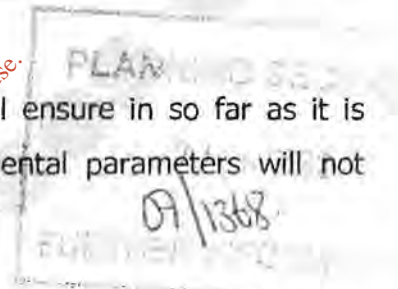
Noise generated in the proposed development in the site would not exceed legal limits at the site boundary. Lighting of the site would be the normal for farmyard sites and would not exert influence or interference outside the site boundary.

There would not be any source of significant vibration on the site.

There would not be any significant dissipation of heat from the proposed development. There would be no source of radiation on the site that could exert significant influence outside the site.

Measures to prevent any significant effect of the proposed installation and the proposed activity on environmental parameters are directed towards ensuring that the systems for collecting wastes and removing them from the site for appropriate treatment in authorised waste treatment installations will be adequate for that purpose. Animal manure will be supplied to local farmers who want it to fertilise their farmland. Waste materials generated in the site will be collected and transported off the site by appropriately authorised waste contractors to be agreed with the Planning Authority, for disposal or recovery or recycling in appropriately authorised installations, to be agreed with the Planning Authority, as may be required by conditions included in the Planning Permission if and when granted.

Implementation of the control measures proposed will ensure in so far as it is possible that significant adverse effects on environmental parameters will not occur and that accidental emissions are unlikely.



2(b) Description of the aspects of the environment likely to be significantly affected by the proposed development

There will be no aspects of the environment significantly affected by this proposed development. The potential affects on the environment may be subdivided into effects on people, flora and fauna, soil, water, air, the landscape and material assets including archaeological heritage. There is no known potential for any adverse issues in relation to architectural or cultural heritage.

Effect on people

Significant effects on people are not anticipated. There are no dwellings so close to the proposed development as to be adversely affected by, or experience significant impairment of amenity due to the proposed development. The dwelling

nearest to the proposed development is owned and occupied by the applicant's parents.

The proposed development is unlikely to generate or release sounds or odours that will significantly impair amenity beyond the site boundary. The experience of other similar sites indicates that the legal limits for sound emissions, 55db daytime and 45db night-time are highly unlikely to be exceeded beyond the site boundary.

There are no processes proposed which will constantly or regularly release odorous emissions from the site at nuisance levels. Fugitive odour emissions at the site will not be significant and will be limited to times at which animal manure is being removed from collection / storage tanks. In so far as is possible odour emission is to be managed so as to occur at times when the effect within the site or outside it will be minimal.

Based on experience at similar sites elsewhere in the country significant effects are not anticipated. If there are significant effects, people will object and these objections will have to be investigated and have to be corrected if found to be real and justified.

Effect on flora and fauna

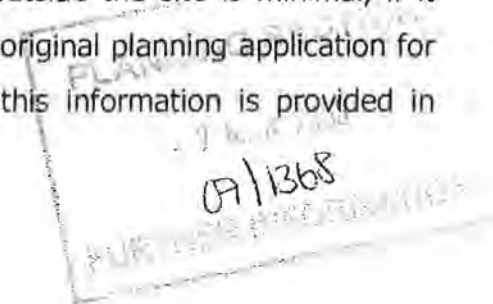
The site of the proposed development is currently a farmyard. There is no special or natural flora or fauna associated with such a site. Structures and new paved surfaces will cover a significant fraction of the site and the proposed landscaping will cover and so influence the flora and fauna in a significant fraction of the remainder of the site. The changes will affect such a small area that any impact will be close to zero or neutral within the local area. The site is not in or close to any NHA, SAC or SPA. It is surrounded by farmland and a public road. It is considered that the development will not impact in any way on the flora or fauna in any of the surrounding area.

It is considered that the development, managed as is proposed and/or as will be required, will have no measurable impact on either flora or fauna outside the site boundary.

Effect on soil

The structure proposed for the site would be constructed on land that is already part of a farmyard. There is no significant potential for any effect on soil.

It might be argued that the 8,112 m³ of pig manure (containing no more than 6.5 tonnes of phosphorus (P)), to be taken from the site and used by local farmers as fertiliser on their farmland might impact on their land. The farmers concerned are and will be entitled to use their farmlands for the production of crops and animals, and to fertilise the farmlands in accordance with good farming practice as specified in S.I 378 of 2006. Fertiliser nutrients (P and N) acquired from the local pig farm will not have to be imported as chemical fertiliser products from outside the state. The fertiliser nutrients in the volume of manure likely to be available for distribution from the site is small in relation to local farm requirements for chemical fertiliser products. It would contain at most 6.5 tonnes of P and 34.1 tonnes of N. It would be sufficient to supply a very modest input of fertiliser to no more than 201 ha farmland that has a significant requirement for fertiliser. The current sample of nine customer farms provide 439.84 ha farmland on which to use the manure (see Attachment 6). Pig manure used by local farmers would be used for the purpose of supplying plant nutrients that the farmers would otherwise be acquiring from another source. Accordingly, the potential effect of such use of manure on land outside the site is minimal, if it exists at all. A soil survey was carried out for the original planning application for this pig unit (Ref. No. 96/574). A summary of this information is provided in Attachment 8.



Effect on water

Adverse effect on ground water should be nil, as there would be no discharge to ground and minimal risk of accidental leakage or spillage of polluting liquid on the site. Abstraction of the volume of water needed for proposed operations from either surface water (the local stream) or from ground water would have an insignificant impact on water reserves and resources. Refer to Attachment 8 for further information on potential impacts on ground water.

The proposed structures on the site from which dirty / contaminated water might escape to ground, that is the underground manure tanks, are designed to be watertight and leak proof. As a precaution, leak detection drains are to be installed under the new tanks, which drains will lead to a sump at which the impact on drainage water of any significant leak from the tank would be detected.

The only discharge from the site to surface waters will be the discharge of rainwater from roofs and clean yards to field drainage. There will be no discharge of soiled water or effluent to surface water and so the development cannot have any significant impact on surface waters.

The pig unit is in the catchment area of the river Araglin. It flows east to west and the direction of ground water flow is from the crests of the hills towards the river in the lowlands. The water in the river Araglin is of the highest quality. EPA and Cork County Council river quality survey results (2006) are presented in Attachments 9 and 10.

Effect on air

The potential effects of the proposed development on air are limited to the odour emissions that may be associated with pigs and pig manure stored in the manure tanks. While it would be practically impossible to separate the potential emissions from the proposed development from the emissions out of the existing development in the site, it is safe to say that odorous emissions from the enlarged

site as whole are not likely to cause nuisance or impair amenity beyond the site boundary. Management of operations on the site to prevent significant pulse releases of odour at times when the effect might be perceptible beyond the site boundary should ensure minimal impact on air in the vicinity of the site.

The compounds which cause odour in pig manure develop during storage. They are derived from the incomplete anaerobic, microbial breakdown of the organic matter (remains of feed intake – carbohydrates, proteins and fats) in the manure. The odour-causing compounds are in general the intermediate products of the natural biodegradation process.

The undisturbed storage of manure in tanks create the anaerobic conditions required by the bacteria. The anaerobic bacteria require temperatures of approximately 35°C for maximum activity. Temperatures in manure tanks generally range between 3°C and 20°C under Irish conditions. Therefore, only limited anaerobic activity results in the accumulation of intermediate products of the breakdown process in the manure. These intermediate compounds are responsible for the mal-odours.

Undigested carbohydrates are broken down to a limited number of compounds such as alcohols, aldehydes, ketones and volatile organic acids. Fats are degraded to volatile organic acids and alcohols. The biodegradation of the proteins in manure is a far more complex process and results in numerous odorous compounds. These include ammonia, organic acids and hydrogen sulphide. There are also reactions between the intermediate compounds resulting in the formation of odorous compounds, e.g. alcohols, ammonia and hydrogen sulphide combine to produce amines and mercaptans.

The net result is that there are approximately 150 individual volatile or odour-causing compounds in pig manure. No single one of these can be used as a "marker" to define the odorous nature of particular manures. During and following landspreading the compounds which cause odour can cause a nuisance

because they are present in relatively high concentrations or because they have a low detection threshold.

The dispersal of the odour following landspreading will be influenced by the wind speed. While a high wind speed will distribute the odour over a relatively large area it will also reduce the concentrations of the odorous compounds in the air. This will result in a faster disappearance of the odour. Slower wind speeds will not provide the conditions for odour dispersal but may result in a slower dilution of the odorous compounds and consequently a slower rate of disappearance.

Approaches to odour control attempt to reduce the concentration of the odour-causing compounds in the air as the weather effects are outside the farmer's control. However, the manure should not be spread when the wind direction is towards neighbour's houses or population centres when the risk of causing a nuisance is greatest. Studies have shown that there is a rapid decline in odour emissions within the first couple of hours following spreading and under normal conditions the odour will have disappeared within 18 hours of the finish of the spreading operation. Farmers, and in particular pig farmers, are aware of the potential odour problem. The use of low trajectory splashplates and band spreaders will significantly reduce the odours emitted. All farmers who use organic manures to fertilise their lands are bound by the Good Agricultural Practice Regulations (S.I. 378) in relation to spreading organic manures, taking cognisance of spreading methods, ground conditions, weather forecasts, slopes and buffers zones.

Effect on archaeological heritage

There are no known archaeological sites and no reason to suspect the presence of such sites within or near the site of the proposed development.

Effect on the Landscape

The site of the proposed development is on an existing farm which blends into the landscape and the proposed development will not alter this, nor will it have any negative effect on amenities or landscape character. The planting of shrubs and trees on a low embankment on the perimeter of the site would further blend the site into the landscape.

Effect on Material Assets

Considerable research has been carried out evaluating the possibility of using the gases generated by manure for the production of energy. However, the production systems developed to date are not economical and not considered best practice.

The manure generated on the farm is a significant source of soil nutrients and will be of significant value to the customer farms which may use the manure as a fertiliser.

2(c) Description of likely significant effects of the proposed development arising from :

(i) The existence of the proposed development

The proposed development is small but it would add to the economic activity on the farm, with consequent "trickle down" positive effect in the region and the local community. Its impact on the landscape would be neutral following the implementation of proposals in relation to landscaping of the perimeter of the site. The impact on traffic on the local road would be insignificant and virtually imperceptible.

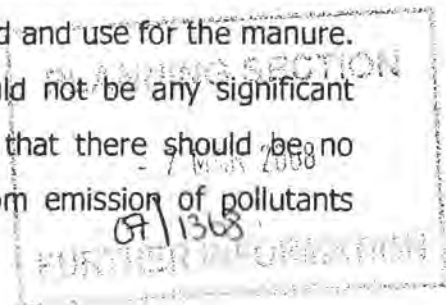
(ii) The use of natural resources

There are no significant negative effects expected in relation to the use of natural resources. There are no processes involved that have a high requirement for fuel energy input. There is a definite

requirement for a small volume of water readily available from the existing water source serving the existing site. The function of the development is to breed and rear pigs to be fed on the site and processed elsewhere to produce food for human consumption. The main resource to be consumed would be pig feed, which is classifiable as a natural resource that is a renewable resource.

(iii) The emission of pollutants

Clean storm water will be discharged to a gravel soakaway. Such clean water is not an emission. Site management is to be focused on ensuring that all storm water collection surfaces and facilities are maintained in clean and fully functional condition at all times so that the possibility of storm water carrying significant pollution to the stream is effectively eliminated. The emission of pollutants is to be effectively controlled and prevented by the regular removal of all solid waste materials from the site to authorised disposal/recovery sites elsewhere, and by the distribution of pig manure to local farmers who seek a supply and have a demonstrable need and use for the manure. Accordingly, it is expected that there should not be any significant emissions of pollutants from the site and that there should be no perceptible environmental effect arising from emission of pollutants from the site.



(iv) The creation of nuisances

The proposed development combined with the management routine proposed and required is not expected to create any significant nuisances.

(v) The elimination of waste

The volumes of waste materials to be generated in the proposed development are very small. The opportunity to eliminate any of the

waste products does not exist. The opportunity to reduce the volume of waste materials below that which are generated under Good Farming Practice and which will be generated in this proposed development is very small and is near zero. For example, some pigs die prematurely in the site and none that can be saved at an economic cost are allowed to die. Accordingly, the waste that is dead pigs cannot be eliminated and cannot realistically be planned to reduce below the level achievable under current best practice. Similarly, with regard to the hazardous waste in the form of spent fluorescent tubes and veterinary medicine containers, used syringes and needles. The volumes are small and already minimised. Similarly there is no realistic opportunity to reduce the amount of dry matter in the volume of pig manure produced per animal reared to a particular marketable standard. While the applicant can be forever conscious of the Reduce, Reuse and Recycle principle in relation to all waste, there is relatively little that can be done to effect significant further gains in this proposed development.

(vi) The forecasting methods used to assess the effects on the environment

Forecasting relies heavily on accumulated experiences of operations in similar developments, and on the knowledge that wastes removed from the site for disposal or recovery elsewhere will have negligible impact on the environment around the proposed development.

(vii) The Construction Phase

A proposed Waste Management Plan for the construction phase of the development is included in Attachment 11 of the EIS.

2(d) Difficulties encountered in compiling the required information

The processes and technology involved in the construction and operation of the proposed development are standard and well understood. The technical information on which to base an assessment of impact on environmental parameters is readily available in the public domain. There were no particular difficulties encountered and there is no reason to consider that there is any serious risk of error attaching to plans and projections for the treatment of wastes to be generated in the proposed development.

B.Agr.Sc., M.An.Sc.

Pig Development Officer

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Attachment 1

Site Layout plan

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PLANNING SECTION
- 7 March 2008
A/1318
FURTHER INFORMATION

SITE NOTICE also positioned at the entrance gate 300m away

SITE AREA 1.903HA

SITE NOTICE

LEGEND

Direction of Roofwater Flows

- Rain Water
- Inspection Point
- Downpipe
- Slurry/Water Diversion Chamber

Direction of Effluent Flows

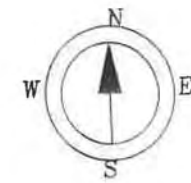
- Open Areas Trafficked by Stock on Solid Floors (not Slatted)

Mechanical Vests

- Manure Suction Point
- Stulce

Structures for Approved Planning Authority

Buildings Currently with Planning Permission or exempt from Planning Permission



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NRGE Mooresfort Lattin Co Tipperary Phone 046 33082 Fax 046 33086 Email NRGE@iclic

Client: Doon Farm Enterprises Ltd Doon, Araglin

Title: Site Plan

Date: July 16	Scale: 1:1000(A4) 1:500(A2)	Drawing No: 001	Drawn By:
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Attachment 2

Schedule of pig Houses in the site

*South Tipton Co Co.
Planning Purposes Only*

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PLANNING SECTION
- 7 MAR 2008
CA/1368
FURTHER INFORMATION

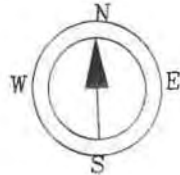
SITE NOTICE also positioned at the entrance gate 300m away

SITE AREA 1.903HA

SITE NOTICE

LEGEND

- Direction of Roofwater Flows
- Rain Water
- Inspection Point
- Downpipe
- Slurry/Water Diversion Chamber
- Direction of Effluent Flows
- Open Areas Trafficked by Stock on Solid Floors (not Slatted)
- Mechanical Vents
- Manure Section Point
- Sluice
- Structures for Approved by Planning Authority
- Buildings Currently with Planning Permission or exempt from Planning Permission



The Site Boundary Indicated in Red is a Notional Boundary to comply with the requirements of the Planning Regulations

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Moorefort
Lettin
Co Tipperary
Phone 044 3305
Fax 044 3348
Email nrge@lettin.ie

Client: **Doon Farm Enterprises Ltd**
Doon,
Araglin

Title: **Site Plan**

Date July 16	Scale 1:1000(A4) 1:500(A2)	Drawing No. 001	Drawn By
------------------------	--	---------------------------	----------

Attachment 3

Collection of hazardous veterinary waste



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*SOUTH TARRANT
PLANNING*



Transafe Limited
Waste Management Services

430 Beech Road, Western Industrial Estate,
Naas Road, Dublin 12.
Tel 01 201 6060 Fax 01 456 6154/01 456 52

info@transafe.ie
www.transafe.ie

PJ Ryan
Doon
Araglen
Kilworth
Cork County

14 December 2006

Dear PJ,

Following your telephone enquiry regarding the transport and disposal of bio-hazardous waste from your premises we have pleasure in enclosing proposals and rates to provide this service.

Under the terms of the IPC licence issued to this type of premises the owner is required to dispose of potentially bio-hazardous material to a licensed facility. We currently operate a similar service for the Glanbia Group and for several private farms throughout the country, to the satisfaction of the EPA.

Type of Material

Needle and syringes used for the inoculation of animals, together with associated waste normally in the form of nominally empty glass bottles having contained veterinary product.

Collection and Disposal Service

Transafe Ltd will provide a collection service from your premises, utilising Hazchem trained drivers, on a regular basis to suit your individual requirements. All materials will be transported to the licensed waste treatment facility owned and operated by Sterile Technologies Group., Dublin for sterilisation and shredding prior to landfill. All disposals are fully authorised by Dublin City Council and the Environmental Protection Agency, under EPA licence number 55-2. All collections from your premises will be fully documented allowing you to demonstrate to the regulatory authorities that you are fully complying with your environmental obligations.

Waste Management (Collection Permit) Regulations 2001

In accordance with the requirements of the above regulations Transafe Limited submitted an application to Cork County Council, as the Competent Authority for your county, for a Waste Collection Permit. This application has been processed by the Authority and our waste collection permit number is CK.WMC.08/01

ADR Requirements

Transafe Limited operate to full ADR requirements.

Packaging and Transport Requirements

All materials will be shipped under the following approved category

*Clinical Waste, unspecified, NOS or (Bio) Medical Waste, NOS or Regulated Medical Waste, NOS,
UN Number 3291*

All materials **must** be packaged in the appropriate UN approved containers. The following packaging is necessary to satisfy all requirements.

UN approved 30 or 60 litre plastic containers (sulo bins) (UN1H2/Y15/S/-/NL/WIVA 1647)

OR

UN approved Sharps Containers (UN1H2/Y**)

Transafe Ltd. will supply the correct packaging to you within the rates quoted below.

Rates.

Initial or Additional Provision of Containers

Initial or additional containers are provided at the following rates

Mini Sharps Container (up to 2 litre capacity)

€ 5.80 each

Standard Sharps Container (up to 7 litre capacity)

€ 7.20 each

Midi Sharps Container (11 litre or 12 litre capacity)

€ 7.20 each

Maxi Sharps Container (22 litre or 24 litre)

€ 9.40 each

Sulo Containers not sharp proof (60 litre)

€ 11.50 each

Sulo Containers not sharp proof (30 litre)

€ 13.65 each

Rate for the collection, transportation and safe disposal of hazardous material including syringes and nominally empty antibiotic bottles

€ 6.45 per kilogram

Rate is inclusive of the provision of UN approved containers as specified above and the preparation and submission of the waste movement documentation as indicated below.

Materials will be weighed on site by our driver and the weight agreed with the staff on the farm at the time of collection

All prices subject to VAT currently 13.5%

All collections and disposals from your premises will be accompanied by the appropriate C1 documents as required under the Waste Management (Movement of Hazardous Waste Regulations), 1998 provided by Cork County Council

C1 documents will be pre-typed by Transafe Limited and presented to your staff for signature at the time of collection.

Collections from the Cork area you are in are currently monthly and can be scheduled to meet your individual requirements.

We hope these rates, proposals and schedules are of interest. Should you have any queries please contact us. We look forward to hearing from you in the near future.

Yours Sincerely

Karl Kavanagh
Customer Care



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CORK COUNTY COUNCIL
WASTE MANAGEMENT ACTS 1996 AND 2001
WASTE MANAGEMENT (COLLECTION PERMIT) REGULATIONS 2001

WASTE COLLECTION PERMIT

CK. WMC. 08/01

CORK COUNTY COUNCIL as a local Authority and a nominated authority within the meaning of section 34 of the above Acts hereby grants a Waste Collection Permit to

Transafe Ltd.

trading as. **South East Health Care and RD & Associates**

hereinafter called the permit holder

of **6a, Railway Road,
Dalkey
Co. Dublin**

subject to the attached schedule of conditions

The permit holder is authorised by this permit to collect the specified waste type(s) listed in condition 1.2 in the attached schedule of conditions. The permit holder is only permitted to collect waste in the functional areas of

**Cork County Council
and Cork City Council**

Attachment 4

Collection of animal waste for rendering

South Thompson Co. only
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TRAINING SECTION
7 MAR 2008
01/1368
FURTHER INFORMATION

Mick Duggan Skip Hire Ltd.,
Lisava,
Mountain Road,
Cahir,
Co. Tipperary
052 41484 / 08602522025

License Approval No: 002

Re: Charlie & PJ Ryan, Doon, Araglin, Co. Tipperary.

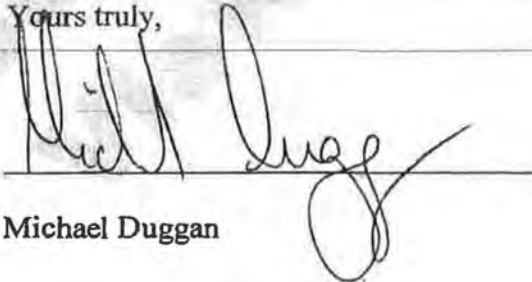
Dear Sirs,

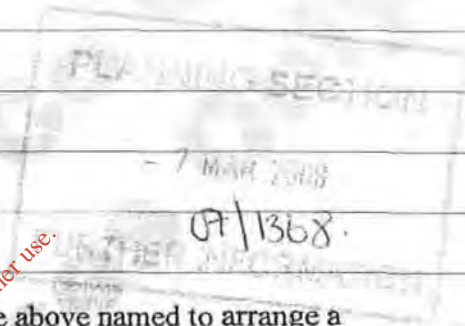
We wish to confirm that we have being requested by the above named to arrange a collection of animal carcasses from his pig farm at the above address.

All carcasses are collected in sealed skip containers and are brought to Waterford Proteins for rendering. These animals are collected on a regular basis at the request of Mr. Ryan.

We trust that this is in order.

Yours truly,


Michael Duggan



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NRGE LTD
MOORESFORT
LATTIN
CO TIPPERARY
TEL 062-55385
EMAIL info@nrge.ie



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*Prepared by
Dermot Leahy
BSc (Environmental Science)*

**Doon Farm Enterprises Ltd
Doon, Araglin.
Appropriate Assessment Screening**

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1. BACKGROUND

Under the E.U. Birds (79/409/EEC) and Habitats (92/43/EEC) Directives, member states are required to designate areas in order to protect priority habitats and species. These sites are known as Special protection Areas (SPA) and Special Areas of Conservation respectively. Collectively, these sites are referred to as NATURA 2000 sites. Any plan or project that is likely to have a potential on a NATURA 2000 site must undergo an Appropriate Assessment to determine potential impacts, and where necessary, devise appropriate measures to prevent or minimise any such impacts.

The requirements for an Appropriate Assessment are set out in the E.U. Habitats Directive. Articles 6(3) and 6(4) of this Directive state:

Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives/ In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.

The Applicant has prepared a planning application for the regularisation of Pig Accommodation Structures on the farm, as part of this assessment an Appropriate Assessment Screening has been done to assess the impacts of the development the stock numbers maintained are in line with an EIS prepared in 2007 and there no additional impacts from the current regularisation planning application .

METHODOLOGY FOR APPROPRIATE ASSESSMENT

This assessment follows the methodological guidance set out in the document Assessment of plans and projects significantly affecting NATURA 2000 sites, methodological guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EE_ ' (2001)/ This document is referred to as the 'Guidance Document' in this report/ These guidelines are read in conjunction with the document 'Managing NATURA 2000 Sites. The provision of Article 6 of the 'Habitats Directive 92/42/EE_ ' (2000). The assessment requirements of Article 6 are generally dealt with in a stage by stage approach. The stages proposed by the Guidance Document are:

Stage1: Screening

The process which identifies the likely impacts upon a NATURA 2000 site of a project or plan, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant.

Stage 2: Appropriate Assessment

The consideration of the impact on the integrity of the NATURA 2000 site of the project or plan, either alone or in combination with other projects or plans, with respects to the sites structure and function and its conservation objectives. Additionally where there are adverse impacts, an assessment of the potential mitigation of those impacts.

Stage 3: Assessment of alternative solutions

The process which examines alternative ways of achieving the objectives of the process or the plan that avoid adverse impacts on the integrity of the NATURA 2000 site.

Stage 4: Assessment where adverse impacts remain

An assessment of compensatory measures where, in light of an assessment of Imperative Reasons of Overriding Public Interest (IROPI), it is deemed that the project or plan should proceed.

Each stage determines whether a further stage in the process is required. If, for example, the conclusions at the end of Stage One are that there will be no significant impacts on the NATURA 2000 site, there will be no requirement to proceed further/ It is best Practice however to complete a 'finding of no significant effects' report/ The relationship of the four stages of this Assessment Guidance is illustrated in the Guidance Document.

This report covers Stage One (Screening) only as the proposed development plan is not expected to have significant adverse impacts on the integrity of the NATURA 2000 site.

Throughout this process, those paragraphs in *italics* refer to specific instructions contained in the Guidance Document.

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3. STAGE 1 (SCREENING)

3.1 Brief Description of the plan

The Applicant's has applied for Planning Permission for the retention Retention and continuance of use of the extensions to the fattening and weaner and all associated

The development is approximately 3.5Km from the nearest SAC boundary the Araglin River which is contained within the Blackwater SAC.

3.2 Brief Description of the NATURA 2000 site

The Natura 2000 sites in the environs of the proposed development are:

3.2 Brief Description of the NATURA 2000 site

The only Nature 2000 site in the environs of Doon Farm Enterprises Ltd's farmyard complex is:

1. The Blackwater River SAC (002170)

It is best described by the National Parks & Wildlife Service Synopsis; the synopsis can be found on www.npws.ie and below is an abstract from said synopsis:

The River Blackwater is one of the largest rivers in Ireland, draining a major part of Co. Cork and five ranges of mountains. In times of heavy rainfall the levels can fluctuate widely by more than 12 feet on the gauge at Careysville. The peaty nature of the terrain in the upper reaches and of some of the tributaries gives the water a pronounced dark colour. The site consists of the freshwater stretches of the River Blackwater as far upstream as Ballydesmond, the tidal stretches as far as Youghal Harbour.

Sac Site Code	SAC Name	Main Threats	Distance of SAC from Development
002170	The Blackwater River SAC	<ul style="list-style-type: none">• Land use at the site consists mainly of agricultural activities including grazing, silage production, fertilising and land reclamation. The grassland is intensively managed and the rivers are therefore vulnerable to pollution from run-off of fertilisers and slurry.• Runoff from construction activities may cause a threat to Freshwater Pearl Mussel populations.	3500 Metres

3.3 Conservation objectives of the NATURA 2000 site

The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. These habitats and species are listed in the Habitats and Birds Directives and Special Areas of Conservation and Special Protection Areas are designated to afford protection to the most vulnerable of them. These two designations are collectively known as the NATURA 2000 network.

European and national legislation places a collective obligation on Ireland and its citizens to maintain habitats and species in the NATURA 2000 network at favourable conservation condition. The Government and its agencies are responsible for the implementation and enforcement of regulations that will ensure the ecological integrity of these sites.

The maintenance of habitats and species within NATURA 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.

Favourable conservation status of a habitat is achieved when:

- Its natural range, and area it covers within that range, are stable or increasing, and
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- The conservation status of its typical species is favourable.

The favourable conservation status of a species is achieved when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

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3.4 ASSESSMENT CRITERIA

3.4.1 Description of the elements of the project likely to give rise to impacts on the NATURA 2000 site.

Describe the individual elements of the project (either alone or in combination with other projects or plans) likely to give rise to impacts on the NATURA 2000 SITE

The extensions to the existing facility do not increase the stock numbers maintained on the farm and equally do not increase the impacts from the facility, the additional buildings provide for longer breaks between occupancies of stock and therefore improves the health of the stock, it is also a requirement of the supermarkets to have more space per pig place within the facility . The spent growing media is farmers with a capacity to spread it on their lands under the nitrate regulations.

Nitrate regulations (S.I. No.31 of 2014) will determine how much organic fertilizer the farm can import:

Interpretation, commencement etc

15. (1) In this Part, "crop requirement", in relation to the application of fertilizers to promote the growth of a crop, means the amounts and types of fertilizers which are reasonable to apply to soil for the purposes of promoting the growth of the crop having regard to the foreseeable nutrient supply available to the crop from the fertilizers, the soil and from other sources.

(2) The amount of nitrogen or phosphorus specified in Table 7 or 8 of Schedule 2, as the case may be, in relation to a type of livestock manure or other substance specified in the relevant table shall for the purposes of this Part be deemed to be the amount of nitrogen or phosphorus, as the case may be, contained in that type of manure or substance except as may be otherwise specified in a certificate issued in accordance with Article 32.

(3) The amount of nitrogen or phosphorus available to a crop from a fertilizer of a type which is specified in Table 9 of Schedule 2 in the year of application of that fertilizer shall, for the purposes of this Part, be deemed to be the percentage specified in that table of the amount of nitrogen or phosphorus, as the case may be, in the fertilizer.

(4) The amount of nitrogen or phosphorus available to a crop from an organic fertilizer of a type which is not specified in Table 9 of Schedule 2 shall be deemed to be the amount specified in that table in relation to cattle manure unless a different amount has been determined in relation to that fertilizer by, or with the agreement of, the relevant local authority or the Agency, as the case may be.

(5) Reference in this Part to the "nitrogen index" or the "phosphorus index" in relation to soil is a reference to the index number assigned to the soil in accordance with Table 10 or 11 of Schedule 2, as the case may be, to indicate the level of nitrogen or phosphorus available from the soil.

Duty of occupier in relation to nutrient management

16. (1) An occupier of a holding shall take all such reasonable steps as are necessary for the purposes of preventing or minimising the application to land of fertilizers in excess of crop requirement on the holding.

The facility produces approx 8037m³ of pig manure and the customer farmers have a demand that exceeds capacity by 20%.

Construction Impacts

The Floor Level proposed extensions to the houses the same as the current ground level therefore little overburden had to be moved, this will be used within the site to create screening burms.

Mitigation measure of preventing silt laden waters reaching the watercourse during construction .

The vast majority of the extensions consists of construction of Tanks which was below the existing ground level, these effectively form attenuation ponds for percolation through the sides and base because there is a requirement for space surrounding the perimeter of the houses and tanks to erect shutter pans etc for the construction. Therefore the areas between the existing ground and the tank construction forms an effective sump to prevent silted water from reaching the watercourse.

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3.4.2 Description of the likely impacts of the process on the NATURA 2000 site.

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the NATURA site by virtue of:

LIKELY IMPACTS OF THE PLAN ON THE NATURA 2000 SITE BY VIRTUE OF:
<i>Size and scale</i> The construction has taken up approximately 900 square meters in size and is beside the existing farming complex which is on previously disturbed land.
<i>Land-take</i> There will be no land take from the SAC's concerned so there is no impact likely from a physical change.
<i>Distance from NATURA 2000 site or key features of the site</i> The facility is approximately 3500 meters from the nearest point of the SAC, the Lower River Suir. It is not located in or bounding the SAC.
<i>Resource Requirements(water abstraction etc)</i> The proposed construction did not require any resources from The Blackwater River SAC (002170).

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3.4.3 Description of the likely impacts of the process on the NATURA 2000 site.

DESCRIBE ANY LIKELY CHANGES TO THE SITE ARISING AS A RESULT OF:	
<i>Reduction in habitat area</i> The facility is approximately 3500 metres from the nearest point of the SAC	
POTENTIAL IMPACT There will be a reduction in the area of the SAC.	SIGNIFICANCE INDICATOR
Changes to key element on the site, e.g. water quality	Change in the Q-biotic index in the Blackwater (baseline data held by the EPA)
<i>Disturbance to fauna</i> There will be no land take from the SAC concerned so there is no impact likely	None foreseen
<i>Habitat physical degradation</i> no key species. Water quality is extremely unlikely to be affected.	Change in the Q-biotic index in the Blackwater (baseline data held by the EPA)
<i>Fragmentation</i>	None foreseen
<i>Habitat or Species Fragmentation</i> There will be no land take from the SAC concerned so there is no impact likely from a physical change or to key species. Water quality is extremely unlikely to be affected.	None foreseen
<i>Reduction in species diversity</i> As discussed above, there will be no land take from the SAC concerned so there is no impact likely from a physical change or to key species or the diversity of such. Water quality is extremely unlikely to be affected as the spreading of organic fertilizers is governed by nitrate regulations.	
<i>Changes in key indicator s of conservation value (water quality etc)</i> As discussed above, water quality is extremely unlikely to be affected as the spreading of organic fertilizers is governed by nitrate regulations. Other key indicators such as lichens, insect populations will not be significantly affected.	

3.4.4 The likely impacts on the NATURA 2000

Site as a whole
Describe the likely impacts of the NATURA 2000 site as a whole in terms of:

- *Interference with the key relationships that define the structure of the site; Interference with the key relationships that define the function of the site.*

It is not considered likely that there will be any impacts on key relationships that define the structure or function of the site.

The chief risk to the SAC is in the spreading of organic fertilizers such as organic manure. Storage of such fertilizer's onsite will not pose a threat and the spreading by customer farmers must be carried out in accordance with nitrates regulations.

3.4.5 Indicators of significance:

- *Provide indicators of significance as a result of the identification of effects set out in the above terms:*

It is not considered likely that there will not be any identification of effects of impacts on key relationships that define the structure or function of the site.

3.4.6 The likely significance of potential impacts:

Describe from above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known.

It is not considered likely that the development will result in any significant or long term impact on The Blackwater SAC. The fact that any other development likely to give rise to any impacts on the SAC will be subject to an Appropriate Assessment under the Habitats Directive would allow for more detailed and reliable assessment of any impacts to be made when full details of the proposal are available. An Appropriate Assessment is therefore not required for this proposed construction and a finding of no significance report has been completed (see Section 4 below).

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4. RECEIVING ENVIRONMENT

4. RECEIVING ENVIRONMENT

Survey Methodology

The basis for this assessment was a Phase 1 Habitat Survey, undertaken in accordance with the *Heritage Council's "A Guide to Habitats in Ireland"* (Fossit, 2000) and the *"Draft Habitat Survey Guidelines"* (Heritage Council, 2002). The *Guide to Habitats in Ireland* classifies habitats according to a hierarchical framework with Level 1 habitats representing broad habitat groups, Level 2 representing habitat sub-groups and Level 3 representing individual habitats. The field survey focused on identifying Level 3 habitats. The DAFOR scale was also used to characterise the vegetation within each habitat. This scale refers to plant species in terms of dominance, abundance, frequency, occasional and rare (DAFOR). In addition any evidence or records of fauna activity within or adjacent to the site were also noted during the survey, which was undertaken in July, 2012.

Ecological Evaluation

The evaluation of the ecological resource was assessed according to the National Roads Authority's *Site Evaluation Scheme* (outlined in *Table 1* below) as described in the NRA's *Guidelines for the Assessment of Ecological Impacts of National Road Schemes*. These criteria evaluate the significance of an ecological resource within a defined geographical context.

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Table 1 Site Evaluation Scheme

Rating	Qualifying Criteria
A	<p>Internationally Important Site designated (or qualifying for designation) as Special Area of Conservation (SAC) or Special Protection Area (SPA) under the EU Habitats or Birds Directives. Undesignated sites containing good examples of Annex I priority habitats under the EU Habitats Directive. Major salmon river fisheries. Major salmonid (salmon, trout or char) lake fisheries.</p>
B	<p>Nationally Important Sites or waters designated or proposed as an Natural Heritage Area (NHA) or statutory Nature Reserves. Undesignated sites containing good examples of Annex I habitats (under EU Habitats Directive). Undesignated sites containing significant numbers of resident or regularly occurring populations of Annex II species under the EU Habitats Directive or Annex I species under the EU Birds Directive or species protected under the Wildlife (Amendment) Act 2000. Major trout river fisheries. Water bodies with major amenity fishery value. Commercially important coarse fisheries.</p>
C	<p>High Value, locally important Sites containing semi-natural habitat types with high biodiversity in a local context and a high degree of naturalness, or significant populations of locally rare species. Small water bodies with known salmonid populations or with good potential salmonid habitat. Sites containing any resident or regularly occurring populations of Annex II species under the EU Habitats Directive or Annex I species under the EU Birds Directive. Large water bodies with some coarse fisheries value.</p>
D	<p>Moderate Value, locally important Sites containing some semi-natural habitat or locally important for wildlife. Small water bodies with some coarse fisheries value or some potential salmonid habitat. Any water body with unpolluted water (Q-value rating 4-5).</p>
E	<p>Low Value, locally important Artificial or highly modified habitats with low species diversity and low wildlife value. Water bodies with no current fisheries value and no significant potential fisheries value</p>

Receiving Environment

The site occupies a regular shaped parcel approximately 300m from the local road at the southern incline of the northern bank of the valley that forms the Araglin River Valley. The facility is cut into the incline to a relatively flat site for the construction of pig houses. Storm drains from the buildings are directed to a monitoring point at the southern side of the site, this drains to a field drain that enters the Araglin river tributary of the Blackwater.

The soil present at this site is a free-draining grey-brown podzolic type soil in parts thus this site has mainly been used as grassland for cattle rearing.

4.1. Field Survey Results

Three broad (Level 1) habitat groups were identified within the survey area:

- Freshwater
- Grassland
- Cultivated and Built Land

Each of the broad habitats and the individual habitats (Level 3 habitats) making up these broad groups are described below. Habitats that represent a transition between two individual habitats will be described in the text below under the Level 3 habitat that they most resemble and details of such transitions will be outlined.

This survey was carried out in September 2016 under wet weather conditions so results obtained for the habitats present are accurate as hedgerow and soil conditions are at their optimum to support wildlife.

Freshwater

The freshwater habitats identified within the site have been classified as:

- Eroding Watercourse (FW1)

This category includes natural watercourses, or sections of these, that are actively eroding, unstable and where there is little or no deposition of fine sediment. Eroding conditions are typically associated with the upland parts of river systems where gradients are often steep, and water flow is fast and turbulent. Small sections of other lowland rivers may also be eroding where there are waterfalls, rapids or weirs. The beds of eroding/upland rivers are characterised by exposed bedrock and loose rock. Pebbles, gravel and coarse sand may accumulate in places, but finer sediments are rarely deposited. The unstable rocky channel supports little by way of vegetation cover. Submerged rocks and boulders is colonised by aquatic mosses (*Fontinalis spp.*) and (*Racomitrium aciculare*). Exposed rocks and wet shaded banks support extensive cover of lichens and liverworts.



Figure 1: Stream South of the site

- Depositing/lowland rivers (FW2)

A depositing lowland river the Araglin River is located 350 metres from the South boundary of the site. The river is characterised by low flow rates, varying depths and a substrate that alternates from mud to sand. The instream vegetation includes fool's water cress (*Apium nodiflorum*), water starwort and duckweed species in areas of low flow. The following vegetation was recorded fringing the river: fool's water cress; hemlock water dropwort (*Oenanthe crocata*); water mint; clustered dock (*Rumex conglomeratus*); soft rush; marsh bedstraw (*Galium palustre*); horsetails (*Equisetum* spp.); ash (*Fraxinus excelsior*); willows (*Salix* spp); and birch (*Betula pendula*).



Figure 2: Araglin River at Ballyheafy Bridge West of the site

Woodland and Scrub

- Conifer woodland (WD4)

An area of conifer woodlands are located 300m to the South of the farm yard complex on the opposite bank of the Araglin River. This conifer plantations are characterised by even-aged stands of trees that are planted in regular rows.

Species diversity is low and single species stands are common. The planted conifers are non-native species Sitka Spruce (*Picea sitchensis*).

Grassland

The grassland habitats identified within the site have been classified as:

- Improved grassland (GA1)

The grassland areas adjacent to the site all obviously well managed land which has also been fertilised with manures resulting in fields dominated by agricultural grasses such as ryegrass (*Lolium sp.*) Although other grasses such as fescue (*Festuca sp.*), cocksfoot (*Dactylis glomerata*), Yorkshire fog (*Holcus lanatus*) and bents (*Agrostis sp.*) are present and although some of these grass species will be wild strains, the vegetation is dominated by agricultural cultivars selected for their vigour. Such a distribution is to be expected where farming is intensive and where much of the land is improved pasture. Where broad-leaved plants are present they consist primarily of clover (*Trifolium sp.*), dock (*Rumex sp.*), Mouse-ear chickweed (*Cerastium vulgatum*) thistle (*Cirsium sp.*), ragwort (*Senecio jacobacea*) and nettle (*Urtica dioica*). These are all common species, many of which thrive in fertile ground.

Given the nature of the grassland areas, it is considered extremely unlikely that any rare, endangered or uncommon species are present within these habitats and no such species were noted.



Figure 3: Grassland to the north of the pig farm site with the woodland on southern bank in the background

In intensive managed agricultural systems species diversity is often greatest at habitat interfaces such as hedges, ditches and herbaceous strips between fields. Studies have shown that almost 45% of flora may exist in these habitats, which may cover 8 - 10% of the landscape (Buckley 1989). Mature hedgerows therefore fulfil an important role on intensively farmed land where, in addition to providing food and nesting sites, they function as wildlife corridors allowing fauna to move easily from one habitat to another.



Figure 4. Hedgerow present at the southern boundary do the farmyard complex

On this site typical tree hedgerow species include hawthorn (*Crataegus monogyna*), ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*) and these species make up the majority of the hedges surveyed. Other less numerous trees species include oak (*Quercus robur*), willow (*Salix*), and blackthorn (*Prunus spinosa*). Other woody species include furze (*Ulex europeas*), elder (*Sambucus nigra*), bramble (*Rubus fruticosus*), ivy (*Herera helix*) honeysuckle (*Lonicera periclymenum*) and bindweed (*Calystegia sepium*). Typical understorey plants include hartstongue fern (*Phyllitis Scolopendrium*), nettle (*Urticadiocia*), Woodavens (*Geun Urbalum*), Hedge woundwort (*Stachys Sylvaticia*), Herb Robert (*Geranium Robertianum*), umbellifers such as hogweed (*Heraclbum Sphondylium*) and Cow Parsley (*Anthriscus Sylvestris*) and barren strawberry (*Potentilla sterils*).

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Cultivated and built land

The cultivated and built land habitats identified within the site have been classified as:

- Buildings and artificial surfaces (BL3)

The farm yard complex is made up of concrete and steel structures as well as concrete yards and hardcore areas. These do not hold any significant habitats.



Figure 5. Aerial view of farmyard complex (courtesy of Bing Maps)

Fauna

Birds noted during the survey included species normally common in mixed farmland of this type including members of the crow family (*corvus sp*), pigeon (*columba palumbus*) and blackbirds (*turdus merula*) and the wren (*troglodytes troglodytes*). Other common birds include wagtail (*montacilla sp*), members of the tit family (*parus sp*), thrushes (*turds sp*), and other finch species

A number of the mammal species utilize farmland habitats including field mouse (*apodmus sylvatica*), brown rat (*rattus norvegicus*), rabbit (*oryctolagus coliculus*), fox (*vulpes vuples*), badger (*meles meles*), Irish hare (*lepus timidus hibernicus*). Invertebrates species on this type of ground will include a number of common species but the presence of rare species is considered unlikely.

It is considered very unlikely that this development will impact negatively on vertebrate life as these lands are already intensively farmed. As such the vertebrate present on this type of ground will be typical of intensively farmed agricultural land and no additional impacts would be expected from a continuation of this type of farming.

4.2 Site Evaluation

The overall plant species richness recorded around the site is considered to be low, the area of the proposed site supports a limited range of habitats and a range of a fauna species and is thus considered to be of moderate to low ecological value. The habitats mentioned appear right through the farm and surrounding land.

In relation to freshwater habitats the development site is close adjacent to a watercourse which enters a tributary of the Blackwater upstream from the delineated SAC on the Blackwater River. The extension works to the fattening and weaner houses pose the following risks to the watercourse during construction activities include:

Silt: elevated silt loading in surface water discharge may result from construction activities, elevated silt levels leads to long term damage to aquatic ecosystem, clogging the gills of fish and smothering spawning ground. Chemical contaminants bind to organic particles attach to silt which can lead to increased bioavailability of the contaminant. Silt also stunts aquatic plant growth, limiting the dissolved oxygen supply and reducing the aquatic ecosystem quality, Silt accumulations can also lead to flooding it deposits, reducing the carrying capacity of the system and potentially causing blockage.

Hydrocarbons: accidental spillages from construction plant

Mitigation measures adopted during the construction works minimised the risks by:

- The excavated tank forms attenuation ponds for percolation through the sides and base because there is a requirement for space surrounding the perimeter of the houses and tanks to erect shutter pans etc for the construction. Therefore the areas between the existing ground and the tank construction forms an effective sump to prevent silted water from reaching the watercourse
- Pumping of water from the excavation site was not required during the excavation.
- Minimise the amount of exposed ground and stockpiles. Stockpiles to be minimised and to be seeded or covered with a suitable geotextile.
- Wheel cleaning of mobile Plant used in the construction should be brushed or scraped and kept free from dust and mud deposits. In dry weather dust suppression measures such as sprinkling may be required.
- The risk of spilling of fuel is at its greatest during refuelling of plant. Where possible, refuel mobile plant in a designated area, preferably on an impermeable surface and away from any drains or watercourses. Keep a spill kit available. Never leave a vehicle unattended during refuelling or jam open a delivery valve. Check hoses and valves regularly for signs of wear and ensure that they are turned off and securely locked when not in use. Diesel pumps and similar equipment should be placed on drip trays to collect minor spillages. These should be checked regularly and any accumulated oil removed for disposal.
- Concrete is highly alkaline and corrosive and can have a devastating impact on the watercourse. It is essential to take particular care with all works involving concrete and cement especially near the surface water drain. Suitable provision should be made for the washing out of ready mix concrete lorries. Such washings must not be allowed to flow into any drain or watercourse.

In relation to grassland habitats there will no impact on wildlife as there displacement of fauna due to construction and much of the surrounding area is also improved agricultural grassland (GA1) hence development of the site should have no significant impact on fauna populations. The flora present consists of several grass with perennial rye grass most abundant. The surrounding area is also mainly perennial rye grass so development provides no threat to its survival in the area.

Regarding the previously mentioned table 1 listing the National Roads Authority's *Site Evaluation Scheme* this site would be regarded as E in value: Low Value, locally important as the Rathcool River is not impacted on by the proposed development.

Evaluation of water quality in the watercourse adjacent to the proposed development site has been considered as part of the site investigations. Water samples have been taken upstream of the proposed development and downstream of the development at the confluence of the watercourse and the un-named stream north of the development site. The analysis of the samples are included in Attachment 7.

The results indicate a level of COD both up-stream and down-stream below the EPA Accepted Trigger values of 50mg/l O₂, and within the parameters of EUROPEAN COMMUNITIES (DRINKING WATER) REGULATIONS. 2007 SI106 of 2007 for Ammonia and Nitrogen. Therefore the farmyard currently does not impact on the water course adjacent or on the un-named stream north of the farmyard.

In relation to grassland habitats there will no impact on wildlife as there displacement of fauna due to construction and much of the surrounding area is also improved agricultural grassland (GA1) hence development of the site should have no significant impact on fauna populations. The flora present consists of several grass with perennial rye grass most abundant. The surrounding area is also mainly perennial rye grass so development provides no threat to its survival in the area.

Regarding the previously mentioned table 1 listing the National Roads Authority's *Site Evaluation Scheme* this site would be regarded as E in value: Low Value, locally important as the Araglin River is not impacted on by the proposed development.

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5. NATURA IMPACT STATEMENT

The planning and development act requires that a NATURA Impact Statement is submitted as part of the screening process for Appropriate Assessment to determine whether the project is likely to have a significant effect on The Blackwater River SAC (002170).

The conservation of the freshwater pearl mussel *Margaritifera margaritifera* requires action to improve and maintain river quality conditions for this species. This includes controlling the physical effects that contribute to river bed deterioration, and the water quality parameters in which the mussels must live. For effective conservation, both aspects of river quality must be addressed. This volume deals with establishing the water quality parameters required for pearl mussels to live and reproduce effectively.

(E. A. Moorkens (2000) *Conservation Management of the Freshwater Pearl Mussel Margaritifera margaritifera*)

The construction of itself will be 350 metres from the stream and 3500 from the Araglin River tributary of Blackwater River SAC and is relatively small in the overall size of the farmyard complex.

Spreading relating activities related to slurry produced by livestock is and will be carried out in accordance with Nitrate Regulation S.I. No. 378 of 2006, S.I. 610 Of 2010 & SI31 of 2014.

This farm is already run to high standard in relation to its environmental commitments, and has adequate storage for slurries produced which reduces threat to groundwater.

Activities on the site will not affect populations of Annex I species The Blackwater River SAC. Any excavation that is the subject of the plan will take place within the work boundaries that are sufficiently distant from the Natura 2000 sites so as to ensure that there will be no effect on the sites. It is not envisaged that any of the transport of materials for the project will have any effect in terms of encroachment on any of the designated sites. As outlined above there will be no extraction of materials.

Any in combination effect is not foreseen but future developments in the location will require their own Appropriate Assessment.

Therefore it is concluded that there will be no significant adverse impacts on the SAC site and thus this screening suggests a Stage 2 Appropriate Assessment is not required.



Dermot Leahy
(BAgrSc, Agri & Environmental Science)

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Attachment No. B8

**Copy of Site Notice.
Map showing Location of Site Notice
Copy of Newspaper Advertisement
Copy of Notification to Local Authority**

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**“ APPLICATION TO THE ENVIRONMENTAL
PROTECTION AGENCY FOR A LICENCE ”**

Site Notice

Notice is hereby given in accordance with the E.P.A. Acts 1992 to 2013, that Doon Farm Enterprises Ltd, Doon, Araglin, Kilworth, Co Cork intend to apply to the Environmental Protection Agency (E.P.A.) for a Licence for their pig farm at Doon, Araglin, Kilworth, Co. Tipperary. National Grid Reference E197232 N106590.

This enterprise is classed as:

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.

An Environmental Impact Statement relating to this activity, which has been submitted to Tipperary 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 such further information relating to the application as 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: 28/03/2017

- NOTES:**
1. THE DRAWING AND ANY DESIGN HEREON IS THE COPYRIGHT OF THE CONSULTANT AND MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. ALL DRAWINGS REMAIN THE PROPERTY OF THE CONSULTANT.
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 4. ALL WORKS TO EXPT. BY AGRI. EXEMPT. SPEC. SEE LEAFLETS - SW1 & SW2 MARCH 2008.
 5. THESE DRAWINGS ARE TO BE USED AS PLANNING DRAWINGS ONLY AND MAY NOT CONTAIN ALL OF THE INFORMATION AND SPECIFICATIONS NECESSARY FOR CONSTRUCTION.



LEGEND

DIRECTION OF ROOFWATER FLOWS

RAIN WATER

INSPECTION POINT

DOWNPIPE

SLURRY/WATER DIVERSION CHAMBER

DIRECTION OF EFFLUENT FLOWS

OPEN AREAS TRAFFICKED BY STOCK ON SOLID FLOORS (NOT SLATTED)

MECHANICAL VENTS

MANURE SUCTION POINT

SLURCE

STRUCTURES FOR RETENTION

BUILDINGS CURRENTLY WITH PLANNING PERMISSION OR EXEMPT FROM PLANNING PERMISSION

SPOT LEVEL

- NOTE**
1. SITE AREA = SITE AREA 1903HA. ALL SITE DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALL MEASUREMENTS TAKEN FROM DIGITAL OS MAP.
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND IN PARTICULAR WITH ALL RELEVANT SITE LAYOUT AND SITE SECTION DRAWINGS.
 3. LOCATION OF WELL AT EXISTING ENTRANCE GATE 300m AWAY GRID 589958, 521629



SITE LAYOUT
Scale 1:500

REV	AMENDMENT	BY	DATE
PS	ISSUED FOR PLANNING	SL	02-03-2017
PROPOSED WORKS FOR CHARLIE RYAN AT DOON ARAGIN FOR CHARLIE RYAN		Stage PLANNING	
Site: SITE LAYOUT		Drawing No:	001
Scale: 1:500	Drawn: SLYNCH	Date: 19.03.17	Rev: P0

Séamus Lynch
t/a Corroville Designs,
Planning & Design Consultant

16th Floor
Kilmore City
Cu Linné, 4

e-mail: slynch@corroville.com

APPLICATION TO THE ENVIRONMENTAL PROTECTION AGENCY FOR A LICENCE.
 Notice is hereby given in accordance with the E.P.A. Acts 1992 to 2013, that Doon Farm Enterprises Ltd, Doon, Araglin, Kilworth, Co. Cork intend to apply to the Environmental Protection Agency (E.P.A.) for a Licence for their pig farm at Doon, Araglin, Kilworth, Co. Tipperary. National Grid Reference E197236 N106590. This enterprise is classed as 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. An Environmental Impact Statement relating to this activity, which has been submitted to Tipperary 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 such further information relating to the application as 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: Paraic Fay B.Agr.Sc., C/o C.L.W. Environmental Planners Ltd, The Mews, 23 Farnham St., Cavan.

For legal purposes only. Not required for any other use.

Tipperary County Council,
Civic Offices,
Clonmel,
Co. Tipperary.

31st March 2017

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 Doon Farm Enterprises Ltd, Doon, Araglin, Kilworth, Co Cork intend to apply to the Environmental Protection Agency (E.P.A.) for a Licence for their pig farm at Doon, Araglin, Kilworth, Co. Tipperary. National Grid Reference E197232 N106590.

This enterprise is classed as:

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

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

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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 Fay B.Agr.Sc.

Additional Information

**Certificate of Incorporation
Declaration
Conclusions on BAT**

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4802268/1

Number 425804

DUPLICATE FOR THE FILE

Certificate of Incorporation

I hereby certify that

DOON FARM ENTERPRISES LIMITED

is this day incorporated under
the Companies Acts 1963 to 2005,
and that the company is limited.

Given under my hand at Dublin, this
Thursday, the 31st day of August, 2006

for Registrar of Companies

Certificate handed to/posted to*

01 SEP 2006

Signed: _____

*Delete as appropriate

icc Trust & Corporate Services Limited
First Floor,
17, Dame Street,
Dublin 2

Date: _____

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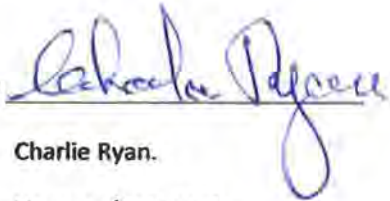
RE: IE LICENCE APPLICATION

-DECLARATION RELATING TO BANKRUPTCY AND/OR OTHER INSOLVENCY PROCEEDINGS-

To whom it may concern

I, Charlie Ryan, of Doon Farm Enterprises, Doon, Araglin, Kilworth, Co Cork 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 creditors nor have I been forced to suspend my business activities due to financial insolvency.

Signed



Charlie Ryan.

Licensee/Applicant

Date:

16-12-16

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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 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 entered where the installation is currently compliant 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	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 <i>(BAT 1-11 below apply to both pig and poultry sites)</i>		
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

BAT 3. BAT is to have an emergency procedure to deal with unplanned emissions and incidents (Section 4.1.5)	Applicable	Yes
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.	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 fertilisation).	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: <ul style="list-style-type: none"> - 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

<p>spreading the manure as close as possible before maximum crop growth and nutrient uptake occur.</p>		
<p>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:</p> <ul style="list-style-type: none"> - 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. 	<p>Not Applicable</p>	<p>Note: Customer Farmers Governed by S.I. 31 of 2014</p>
<p>5.2 Intensive Rearing of Pigs <i>(BAT 12 to 51 below apply to Pig sites only)</i></p>		
<p>5.2.1 Nutritional techniques Nutritional management aims at matching feeds more closely to animal requirements at various production stages, thus decreasing the wasted nutrient excretion in the manure.</p>		
<p>5.2.1.1 Nutritional techniques applied to nitrogen excretion</p>		
<p>BAT 12. BAT is to apply feeding measures.</p> <p>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).</p> <p>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</p>	<p>Applicable</p>	<p>Yes</p>

support further possible reductions in the future, depending on the effects of changes in genotypes.

Species	Phases	Crude protein content (% in feed)	Remark
Weaner	<10 kg	19 – 21	With adequately balanced and optimal digestible amino acid supply
Piglet	<25 kg	17.5 – 19.5	
Fattening pig	25 – 50 kg	15 – 17	
	50 – 110 kg	14 – 15	
Sow	gestation	13 – 15	
	lactation	16 – 17	

Table 5.1: Indicative crude protein levels in BAT-feeds for pigs

5.2.1.2 Nutritional techniques applied to phosphorus excretion

BAT 13.

BAT is to apply feeding measures.

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 a sufficient supply of digestible phosphorus.

A total phosphorus reduction of 0.03 to 0.07 % (0.3 to 0.7 g/kg of feed) can be achieved depending on the breed/genotype and the actual 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 5.2. 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.

Applicable

Yes

Species	Phases	Total phosphorus content (% in feed)	Remark
Weaner	<10 kg	0.75 – 0.85	With adequate digestible phosphorus by using e.g. highly digestible inorganic feed phosphates and/or phytase
Piglet	<25 kg	0.60 – 0.70	
Fattening pig	25 – 50 kg	0.45 – 0.55	
	50 – 110 kg	0.38 – 0.49	
Sow	gestation	0.43 – 0.51	
	lactation	0.57 – 0.65	

Table 5.2: Indicative total phosphorus levels in BAT-feeds for pigs

5.2.2 Air emissions from pig housing

Designs to reduce ammonia emissions to air from pig housing systems, as presented in Chapter 4, basically involve some or all of the following principles:

- _ reducing emitting manure surfaces
- _ removing the manure (slurry) from the pit to an external slurry store
- _ applying an additional treatment, such as aeration, to obtain flushing liquid
- _ cooling the manure surface
- _ using surfaces (for example, of slats and manure channels) which are smooth and easy to clean.

The draft BREF (predicted to be finalised during 2015) identifies 'Fully or partly slatted floor with a deep pit' However in relation to applicability the housing technique is *'Not applicable to new plants, unless combined with an air cleaning system, slurry cooling and/or pH reduction of the slurry. Only applicable to existing plants if used in combination with an additional mitigation measure, e.g. a combination of nutritional techniques, air cleaning system, pH reduction of the slurry, slurry cooling'*.

5.2.2.1 Housing systems for mating/gestating sows

BAT 14
BAT is:

Not Applicable

<ul style="list-style-type: none"> - 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). 		
<p>BAT 15 ‘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).</p>	Not Applicable	-
<p>BAT 16. ‘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.</p>	Not Applicable	-
<p>BAT 17. ‘Partly-slatted floor systems with a manure scraper underneath (Section 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.</p>	Not Applicable	-
<p>BAT 18. ‘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.</p>	Not Applicable	-
<p>BAT 19. 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.</p>	Not Applicable	-
5.2.2.2 Housing systems for growers/finishers		
<p>BAT 20. BAT is:</p>	Applicable	To be considered as part of any future

<ul style="list-style-type: none"> - 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). 		<p>developments.</p>
<p>BAT 21. ‘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).</p>	<p>Applicable</p>	<p>To be considered as part of any future developments.</p>
<p>BAT 22. ‘A housing system with manure surface cooling fins using a closed system with 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.</p>	<p>Applicable</p>	<p>To be considered as part of any future developments.</p>
<p>BAT 23. ‘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.</p>	<p>Applicable</p>	<p>To be considered as part of any future developments.</p>
<p>BAT 24. ‘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.</p>	<p>Applicable</p>	<p>To be considered as part of any future developments.</p>
<p>BAT 25 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.</p>	<p>Not Applicable</p>	<p>-</p>

<p>The following system is an example of what may be BAT:</p> <ul style="list-style-type: none"> - 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)		
<p>BAT 26. BAT is a crate with a fully-slatted iron or plastic floor and with a:</p> <ul style="list-style-type: none"> - 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	
<p>BAT 27. '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.</p>	Not Applicable	
<p>BAT 28. 'Crates with a partly-slatted floor and a manure scraper underneath (Section 4.6.2.5)' 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.</p>	Not Applicable	
<p>BAT 29. For new installations the following techniques are not BAT:</p> <ul style="list-style-type: none"> - crates with a partly-slatted floor and a reduced manure pit (Section 4.6.2.6), and - crates with a fully-slatted floor and a board on a slope (Section 4.6.2.1). <p>However, when these techniques are already in place it is BAT.</p>	Not Applicable	
<p>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.</p>	Not Applicable	
5.2.2.4 Housing systems for weaners		
<p>BAT 31. BAT is a pen:</p> <ul style="list-style-type: none"> - or flatdeck with a fully-slatted- or partly-slatted floor with a vacuum system 	Applicable	To be considered as part of any future developments.

<ul style="list-style-type: none"> - 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). 		
<p>BAT 32. ‘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 systems. In instances where this technique is already in place, it is BAT (without condition).</p>	Applicable	To be considered as part of any future developments.
<p>BAT 33. ‘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.</p>	Applicable	To be considered as part of any future developments.
<p>BAT 34. ‘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.</p>	Applicable	To be considered as part of any future developments.
<p>BAT 35. 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:</p> <ul style="list-style-type: none"> - a natural ventilated pen with a fully littered floor (new Section 4.6.3.12). 	Applicable	To be considered as part of any future developments.

5.2.3 Water		
BAT 36. BAT is to reduce water use by doing all of the following: <ul style="list-style-type: none"> - 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. 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.	Applicable	Yes
BAT 38. BAT for pig housing is to reduce energy use by applying natural ventilation where 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	Applicable	Yes
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	Applicable	Yes Storage capacity in line with

climate and the periods in which application to land is not possible.		requirements of S.I. 31 of 2014
BAT 43. For a stack of pig manure that is always situated on the same place, either on the installation or in the field, BAT is to: <ul style="list-style-type: none"> - apply a concrete floor, with a collection system and a tank for run-off liquid, and - locate any new to build manure storage areas where they are least likely to cause annoyance to sensitive receptors for odour, taking into account the distance to receptors and the prevailing wind direction. 	Not Applicable	-
BAT 44. For a temporary stack of pig manure in the field, BAT is to position the manure heap away from sensitive receptors such as, neighbours, and watercourses (including field drains) that liquid runoff might enter.	Not Applicable	-
BAT 45. BAT on the storage of slurry in a concrete or steel tank comprises all of the following: <ul style="list-style-type: none"> _ a stable tank able to withstand likely mechanical, thermal and chemical influences _ the base and walls of the tank are impermeable and protected against corrosion _ the store is emptied regularly for inspection and maintenance, preferably every year _ double valves are used on any valved outlet from the store _ the slurry is stirred only just before emptying the tank for, e.g., application on land. 	Applicable	Yes Storage capacity in line with requirements of S.I. 31 of 2014
BAT 46. It is BAT to cover slurry tanks using one of the following options: <ul style="list-style-type: none"> _ a rigid lid, roof or tent structure, or _ a floating cover, such as chopped straw, natural crust, canvas, foil, peat, light expanded clay aggregate (LECA) or expanded polystyrene (EPS). 	Not Applicable	-
BAT 47. It is BAT to cover lagoons where slurry is stored using one of the following options: <ul style="list-style-type: none"> _ a plastic cover, or _ a floating cover, such as chopped straw, LECA or natural crust. 	Not Applicable	-
5.2.6 On-farm manure processing		
-	Not Applicable	-

5.2.7 Techniques for landspreading pig manure
(see also relevant landspreading BAT in Section 5.1)

BAT 49.

BAT on landspreading equipment

Land use	BAT	Emission reduction	Type of manure	Applicability
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	slurry	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 slurry, 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
arable land	bandspreading and incorporation within 4 hours (*)	80 %	slurry	incorporation is only applicable for land that can be easily cultivated, in other situations BAT is bandspreading without incorporation
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

Table 5.4: BAT on landspreading equipment

Not Applicable

5.3 Intensive rearing of poultry
(BAT 52 to 67 below apply to poultry sites only)

5.3.1 Nutritional techniques

Nutritional management aims at matching feeds more closely to animal requirements at various production stages, thus decreasing the wasted nutrient excretion in the manure.

5.3.1.1 Nutritional techniques applied to nitrogen excretion

BAT 50.

BAT is to apply feeding measures.

Not Applicable

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).

A crude protein reduction of 1 to 2 % (10 to 20 g/kg of feed) can be achieved depending on the breed/genotype and the current starting point. The resulting range of dietary crude protein contents is reported in Table 5.5. 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	Crude protein content (% in feed)	Remark
Broiler	starter	20 – 22	With adequately balanced and optimal digestible amino acid supply
	grower	19 – 21	
	finisher	18 – 20	
Turkey	<4 weeks	24 – 27	
	5 – 8 weeks	22 – 24	
	9 – 12 weeks	19 – 21	
	13+ weeks	16 – 19	
	16+ weeks	14 – 17	
Layer	18 – 40 weeks	15.5 – 16.5	
	40+ weeks	14.5 – 15.5	

Table 5.5: Indicative crude protein levels in BAT-feeds for poultry

5.3.1.2 Nutritional techniques applied to phosphorus excretion

BAT 51.

Not Applicable

BAT is to apply feeding measures

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
Broiler	starter	0.65 – 0.75	With adequate digestible phosphorus by using e.g. highly digestible inorganic feed phosphates and/or phytase
	grower	0.60 – 0.70	
	finisher	0.57 – 0.67	
Turkey	<4 weeks	1.00 – 1.10	
	5 – 8 weeks	0.95 – 1.05	
	9 – 12 weeks	0.85 – 0.95	
	13+ weeks	0.80 – 0.90	
	16+ weeks	0.75 – 0.85	
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		
<p>BAT 52. Cage housing: BAT is:</p> <ul style="list-style-type: none"> - 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). 	Not Applicable	-
<p>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 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.</p>	Not Applicable	-
<p>BAT 54. Non-cage housing: BAT is:</p> <ul style="list-style-type: none"> - 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		
<p>BAT 55. BAT is:</p> <ul style="list-style-type: none"> - 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 	Not Applicable	-

with non-leaking drinking systems (VEA-system) (Section 4.5.3).		
BAT 56. The combideck system (Section 4.4.1.4), also proposed as a technique to reduce 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.	Not Applicable	
BAT 57. 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: <ul style="list-style-type: none"> - 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	-
5.3.3 Water		
BAT 58. BAT is to reduce water use by doing all of the following: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - insulating buildings in regions with low ambient temperatures (U-value 0.4 	Not Applicable	-

<p>W/m²/°C or better)</p> <ul style="list-style-type: none"> - optimising the design of the ventilation system in each house to provide good temperature control and to achieve minimum ventilation rates in winter - avoiding resistance in ventilation systems through frequent inspection and cleaning of ducts and fans, and - applying low energy lighting. 		
5.3.5 Manure storage		
<p>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.</p>	Not Applicable	-
<p>BAT 62. <i>Stack/heap</i> If manure needs to be stored, BAT is to store dried poultry manure in a barn with an impermeable floor and with sufficient ventilation.</p>	Not Applicable	-
<p>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.</p>	Not Applicable	
5.3.6 On-farm manure processing		
<p>BAT 64. 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:</p> <ul style="list-style-type: none"> - 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)		
BAT 65.	Not Applicable	-

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.		
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Conclusions on BAT			
<u>Reference Document on Best Available Techniques for Energy Efficiency - March 2017</u>			
<u>BAT Reference No.</u>	<u>BAT Statement</u>	<u>Applicable</u>	<u>Proposal</u>
4.2.1	BAT is to implement and adhere to an energy efficiency management system (ENEMS)	Yes	<p>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 ventilation and climate control within the house, external climatic factors will have a significant effect on the energy usage on-site.</p> <p>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, including natural ventilation where possible.</p> <p>A system will be established to review annual energy usage and review results.</p>
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	<p>Energy Audit to be completed within 12 months of the date of grant of the licence/commencement of activities.</p> <p>Energy Audit to address any additional BAT recommendations that may be deemed appropriate.</p>
4.2.3	BAT is to optimise energy efficiency when planning a new installation, unit or system or a significant upgrade by considering all of the following: a. the energy efficient design (EED) should be initiated at the	Yes	<p><u>Existing/Proposed</u> Houses to be constructed with high insulation standards.</p> <p>It should be noted that a number of specific issues have</p>

	<p>early stages of the conceptual design/basic design phase, even though the planned investments may not be well-defined.</p> <p>b. the development and/or selection of energy efficient technologies</p> <p>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</p> <p>d. the EED work should be carried out by an energy expert</p> <p>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.</p>		<p>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.</p>
4.2.8	BAT is to carry out maintenance at installations to optimise energy efficiency	Yes	<p>Existing</p> <p>Although the houses will be newly constructed a maintenance programme will be carried out on site to ensure that all systems are running efficiently.</p>
4.3.10	BAT is to optimise artificial lighting systems by using the techniques such as those in Table 4.9 according to applicability	Yes	<p>Existing</p> <p>As per 4.2.3 above.</p>
	<p><u>Remaining BAT recommendations.</u></p> <p><u>Including but not limited to 4.3.1 – 4.3.4 inclusive, 4.3.7 and 4.3.8.</u></p>	No.	<p>Remaining recommendations are not deemed applicable to the existing/proposed development, and/or are more appropriately covered by sector specific BAT recommendations.</p> <p>It must also be born in mind that sector specific BAT recommendations on energy efficiency are already contained within</p> <p><u>Integrated Pollution Prevention and Control (IPPC) Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs July 2003</u></p>

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