

SITE CONDITION REPORT

**WOODVILLE PIG FARMS LTD,
WOODVILLE,
BALLYMACKEY,
NENAGH,
Co. TIPPERARY**

2020

ATTACHMENT 4.8.3

CURRENT LICENCE REF: P0467-02

Application Ref: LA004791

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1.0 SITE DETAILS	
Name of the applicant	Tim Cullinan
Activity address	Woodville Ballymackey Nenagh Co. Tipperary
National grid reference	Easting: 196545 Northing: 181911
Document reference and dates for Site Condition Report at application	Attachment 4.8.3_Site-Condition-Report. Date of Application: 26-05-2020
Document references for site plans (including location and boundaries)	Attachment 3.2.1_Site-Plan Attachment 3.2.2_Site-Location

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2.0 Condition of the land at licence issue	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • Geology • Hydrogeology • Surface Waters 	<ul style="list-style-type: none"> • Geological setting: <u>Bedrock Geology</u> Ballysteen Formation: Dark muddy limestone, shale (See Appendix G) • Hydrogeological setting: <u>Vulnerability</u> Groundwater Vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease with which groundwater may be contaminated by human activities. The site is located in an area designated at Rock at Surface, High & Moderate Vulnerability (Appendix C) <u>Bedrock Aquifer:</u> An aquifer is an underground body of water-bearing rock or unconsolidated materials (gravel or sand) from which groundwater can be extracted in useful amounts. The site is located on a Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zone (See Appendix B) • Surface water setting: The closest surfacewater feature to the site is the Wilton stream, approx 135 meters south. (See Appendix A)
<p>Pollution history including:</p> <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>Woodville Pig Farms Ltd has operated a pig rearing enterprise at this location since 1979. There is no history of pervious landfill within the site boundary. (See Appendix H) There is no evidence of pervious industrial operation or remediation works at the site. (See Appendix I) There is no evidence of pollution incidents or existing contamination.</p>

<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>Woodville Pig Farms Ltd has operated a pig rearing enterprise at this location since 1979.</p> <p>There is no history of previous landfill within the site boundary. (See Appendix H)</p> <p>There is no evidence of previous industrial operation or remediation works at the site. (See Appendix I)</p>
<p>Baseline soil and groundwater reference data</p>	<p><u>SIS National Soils</u> Elton - Fine loamy drift with limestones (See Appendix F)</p> <p><u>Subsoil</u> Rock / Limestone Till (See Appendix E)</p> <p><u>Corine 2018</u> Agricultural Areas – Pastures (See Appendix D)</p>
<p>Supporting Information</p>	<p>Attachment 4.8.2_Baseline-Report. Attachment 6.2.1_Appropriate-Assessment Attachment 6.3.2_E.I.A.R.</p>

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3.0 Licence activities	
Licence activities	<p>EPA Act 1992, as amended</p> <p>FIRST SCHEDULE</p> <p>6.2 The rearing of pigs in an installation where the capacity exceeds – (a) 750 places for sows; (b) 2,000 places for production pigs which are each over 30kg.</p>
Non-schedule activities undertaken	N/A
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment 	<ul style="list-style-type: none"> • Attachment 3.2.2_Site-Plan • N/A

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4.0 Changes to the activity	
Have there been any changes to the activity boundary?	Yes
Have there been any changes to the licenced activities?	No
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the licenced activities?	No
Supporting information	See Attachment 4.8.2_Baseline-Report

5.0 Measures taken to protect land	
Yes	
Supporting information	See Attachment 6.3.2_E.I.A.R

6.0 Pollution incidents that may have had an impact on land, and their remediation	
None	
Supporting information	N/A

7.0 Soil, gas and water quality monitoring (where undertaken)	
Yes	
Checklist of supporting information	See Attachment 6.3.2_E.I.A.R

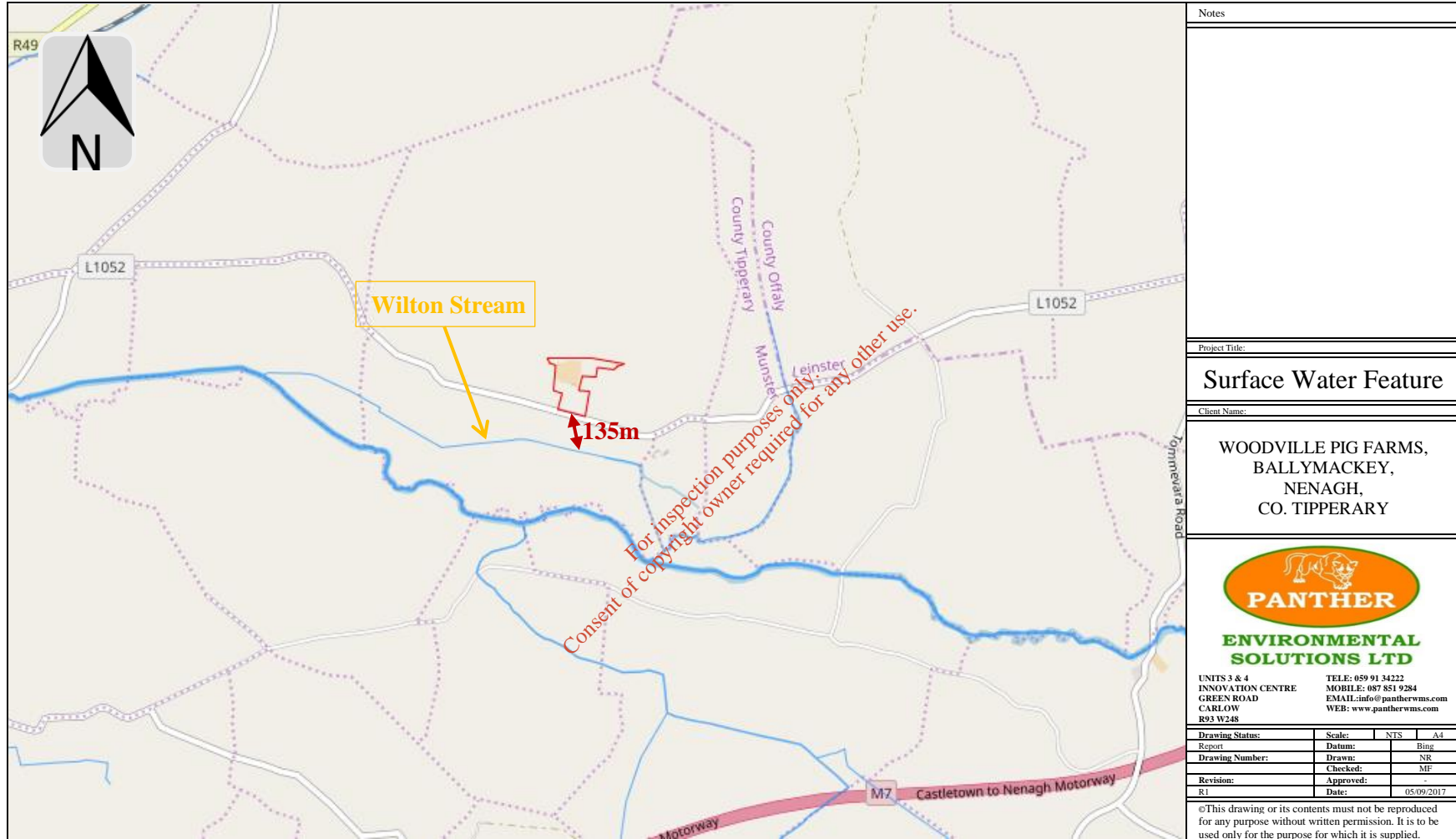
8.0 Decommissioning and removal of pollution risk	
N/A	
Supporting information	N/A

9.0 Reference data and remediation (where relevant)	
N/A	
Supporting information	N/A

10.0 Statement of site condition	
The site is an existing pig rearing operation with no evidence or history of previous use other than farming.	

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Appendix A:



Notes

Project Title:
Surface Water Feature

Client Name:
**WOODVILLE PIG FARMS,
 BALLYMACKKEY,
 NENAGH,
 CO. TIPPERARY**



UNITS 3 & 4
 INNOVATION CENTRE
 GREEN ROAD
 CARLOW
 R93 W248

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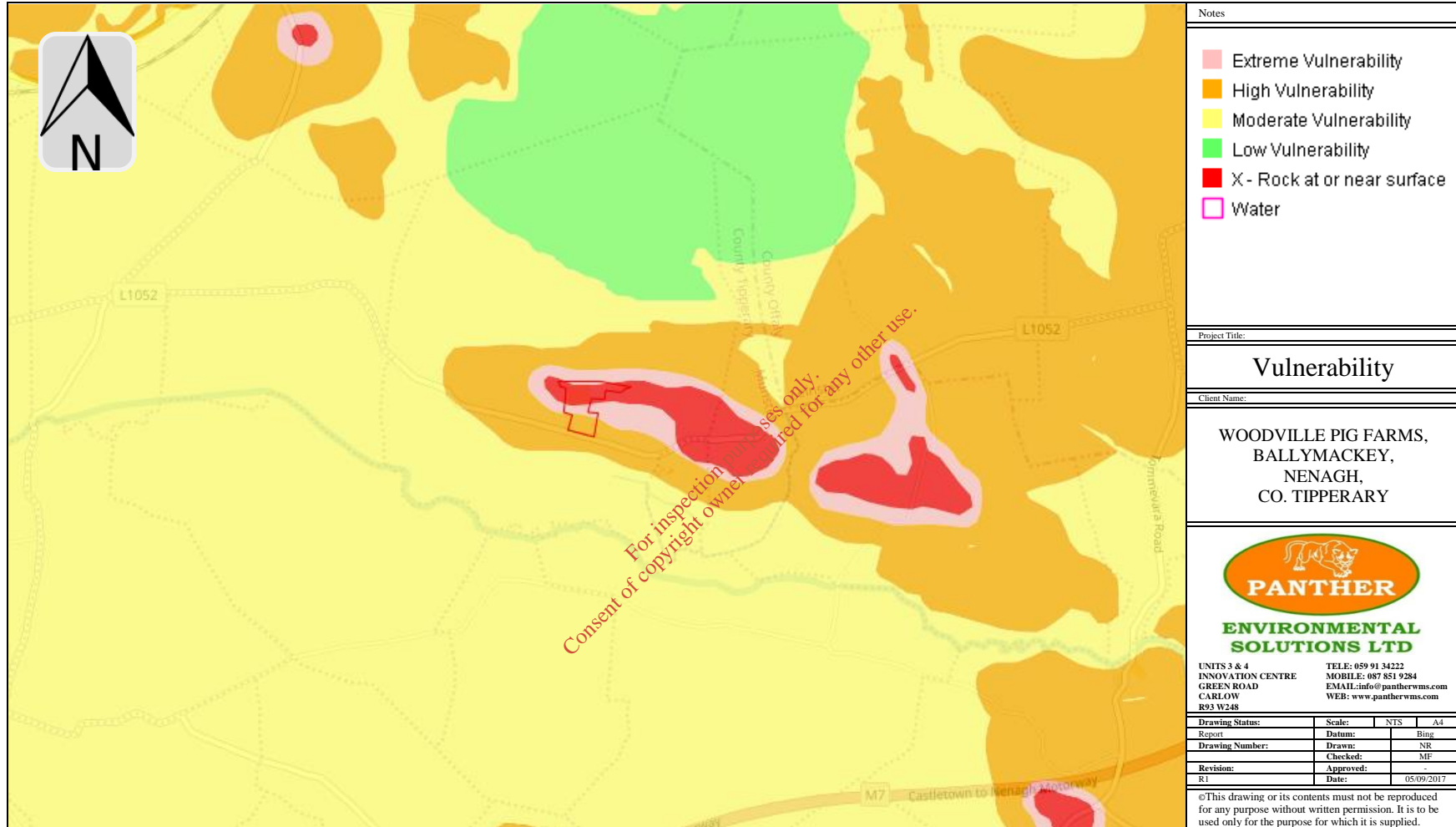
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Revision:	Approved:	-	
R1	Date:	05/09/2017	

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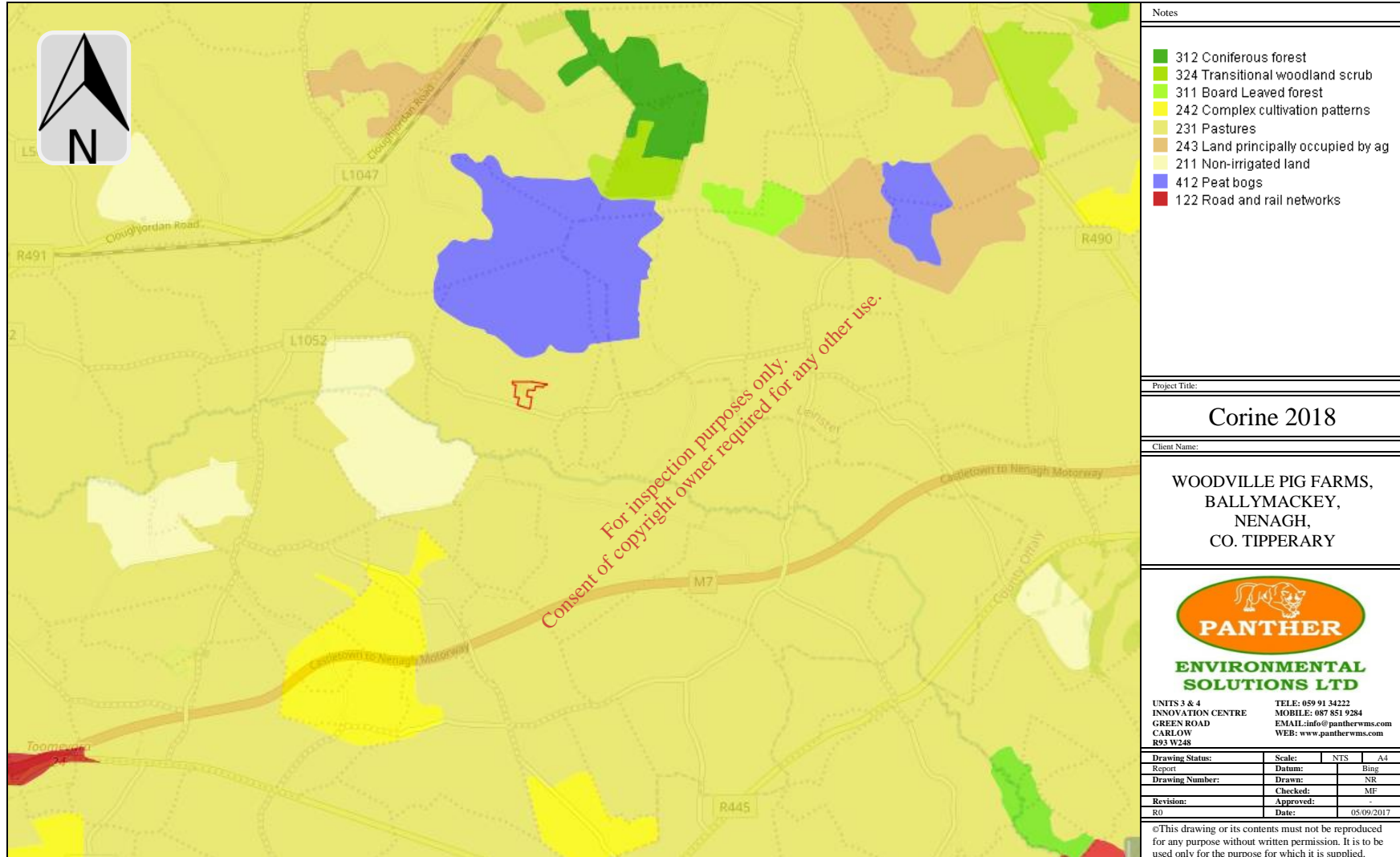
Appendix B:



Appendix C:



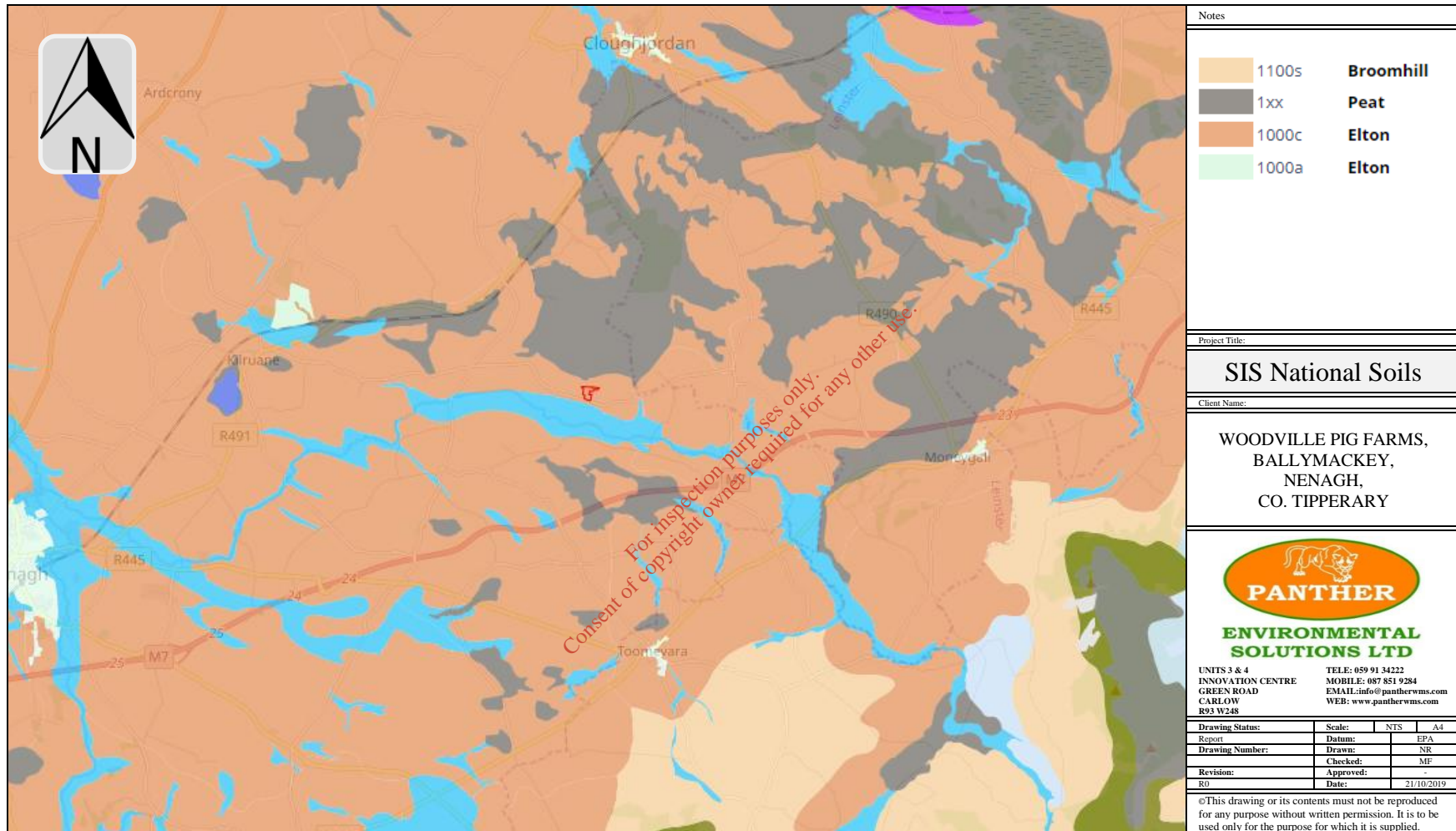
Appendix D.



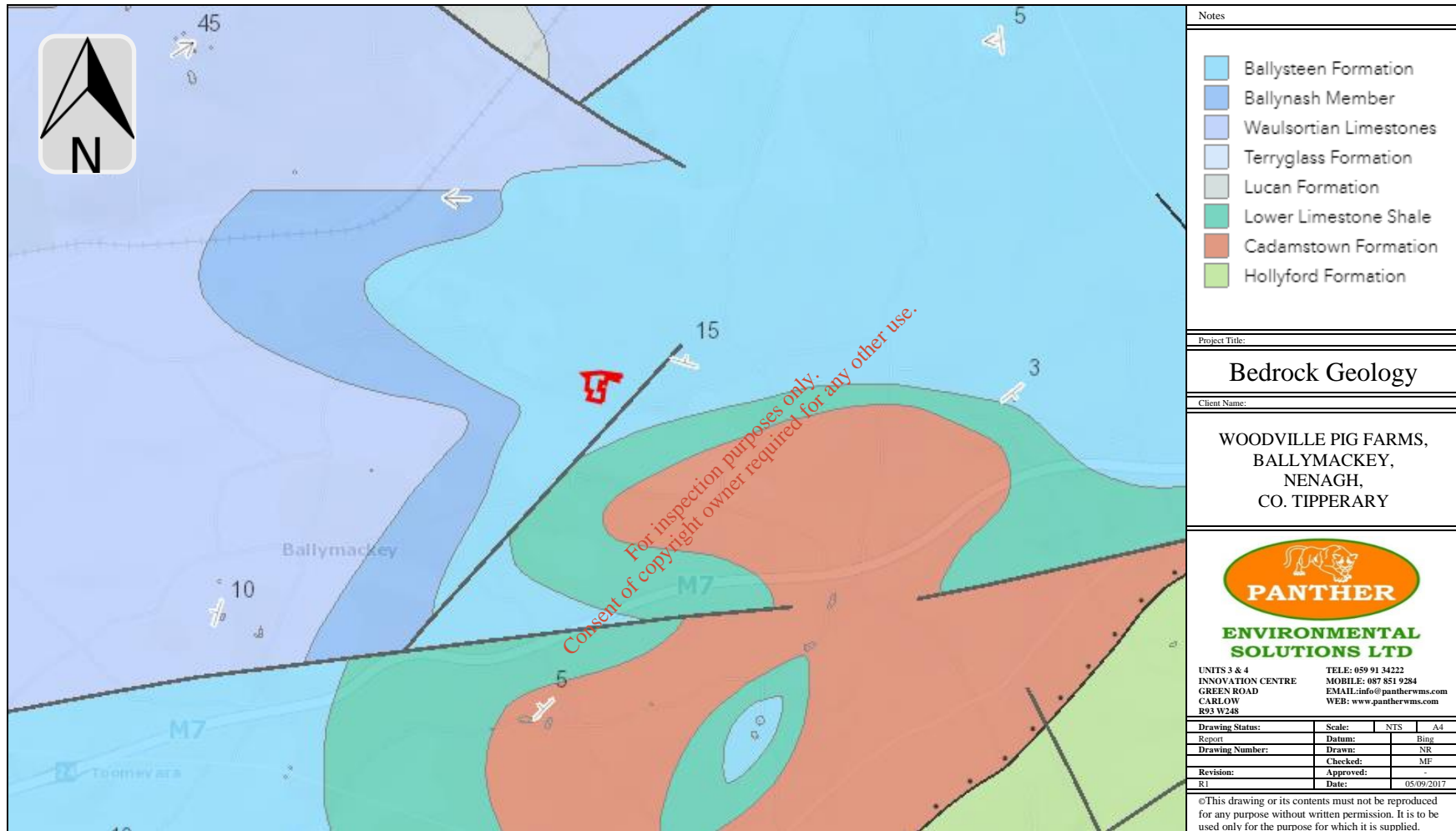
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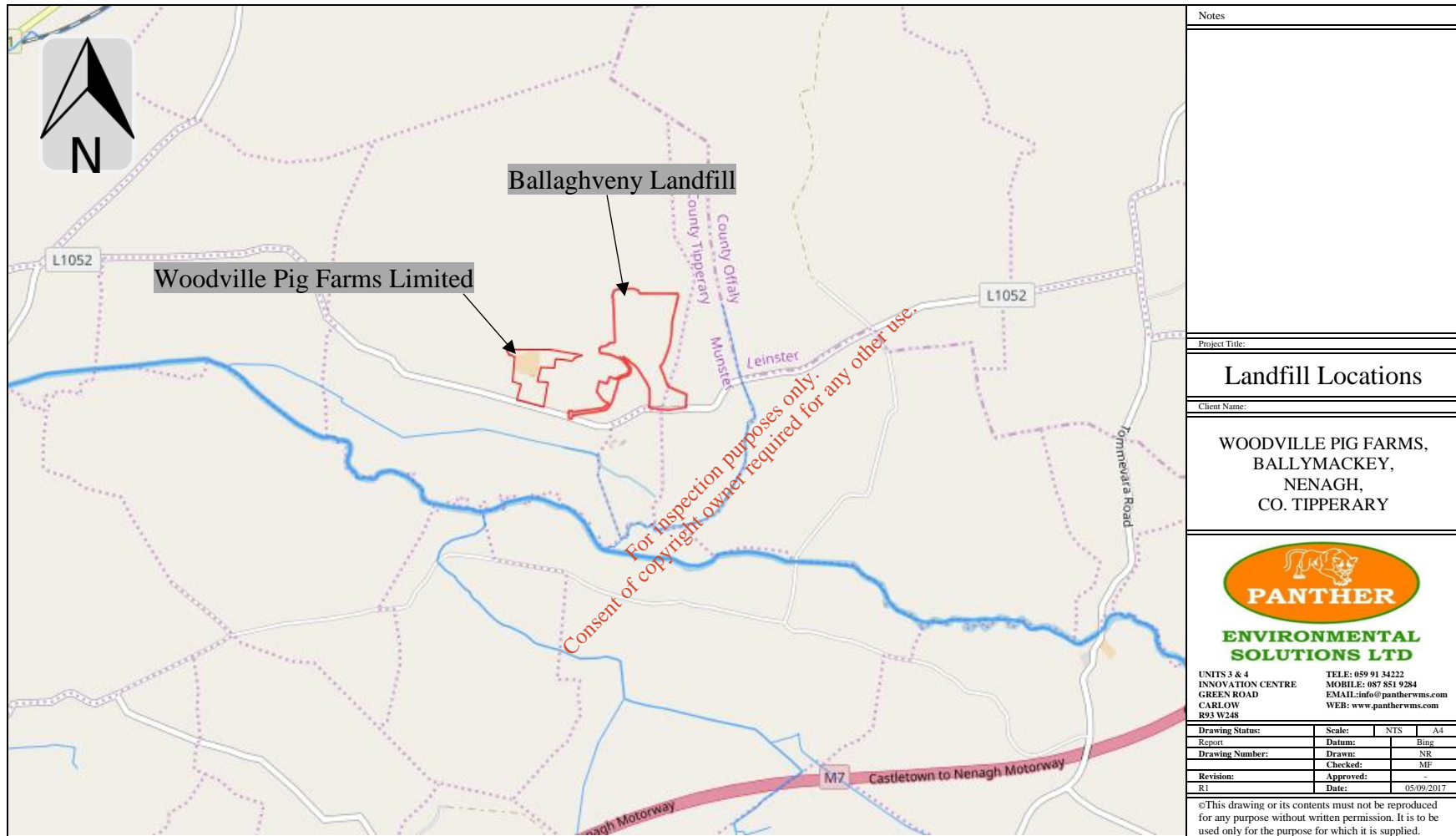
Appendix F:



Appendix G:



Appendix H:




Notes

Project Title:

Landfill Locations

Client Name:

**WOODVILLE PIG FARMS,
BALLYMACKEY,
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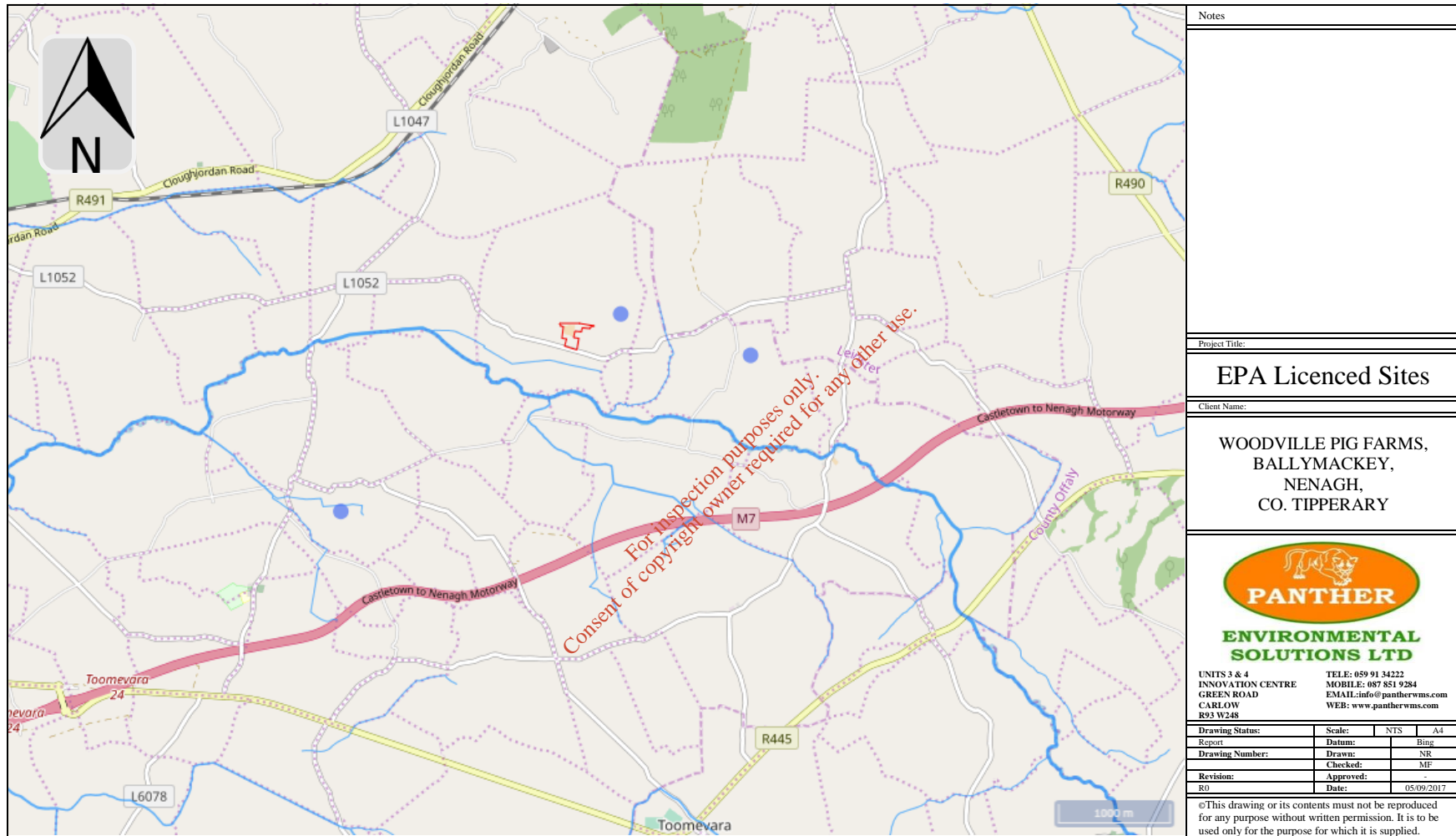
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E1	Date:		05/09/2017

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Appendix I:




Notes

Project Title:

EPA Licenced Sites

Client Name:

**WOODVILLE PIG FARMS,
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R0	Date:		05/09/2017

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