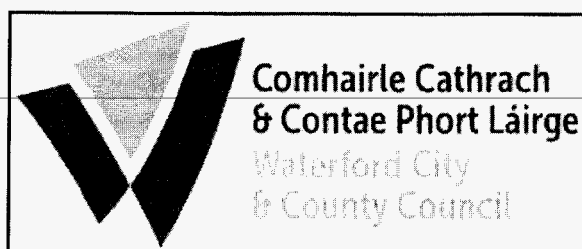


Planning Section

Planners Report and
Recommendations



To:	Hazel O'Shea, Senior Executive Planner
From:	Anne Doyle, Executive Planner, Planning Section
PL. ref:	16/729
Date:	10 th January 2016
Applicant:	Ashleigh Farms Ltd
Townland:	Ballynameelagh, Cappagh
Application:	construct an anaerobic digestion and organic fertilizer production unit, comprising 1 No. pre-storage tank, 1 No. digester tank, 1 No. treatment unit, 1 No. storage tank, 1 No. combined heat and power unit, 1 No. flare and all associated site works

Summary of Application

Permission is sought for construction of an anaerobic digestion facility and organic fertilizer production unit at Ballynameelagh, Cappagh. The site forms part of an existing piggery at this location.

It is stated that the development forms part of an EU Horizon 2020 Innovation Project.

Planning History

Pd 07/193 Permission granted for dry sow house and extension to farrowing house.

Planning Policy

Renewable Energy Strategy 2017-2030

The RES recognises the role of anaerobic digestion in agricultural development. Section 7.2.4.1 of the Strategy outlines its potential:

Agricultural AD facility, whereby slurry is used as a feedstock for Anaerobic Digestion. Such an installation is likely to be farm based and is likely to progress where there is an abundant and constant supply of raw material (i.e. slurry) to feed the AD facility.

The proposed development would be consistent with this Strategy.

Waterford County Development Plan 2011-2017

The Waterford CDP contains a number of objectives regarding renewable energy and micro-renewables. It is the policy of the CDP "to facilitate and encourage sustainable development

proposals for alternative energy sources and energy efficient technologies". [Policy ENV 10].

Development Proposal

It is proposed to construct an anaerobic digestion facility adjacent to the existing piggery comprising 1 No. pre-storage tank, 1 No. digester tank, 1 No. treatment unit, 1 No. storage tank, 1 No. combined heat and power unit, 1 No. flare and all associated site works. The proposed site is located to the rear of the piggery on a Greenfield site.

The piggery contains 8,950 pigs and it is proposed to utilise the manure generated on site for conversion to biogas [note: the figure of 13,500 contained on the application form is an error – see email attached to file] It is also stated that stock numbers tend to vary from month to month but for the purposes of the EPA licence, the operating capacity amounts to 8,950 pigs.

This biogas will be utilised for on-site energy generation. The leftover digestate from the AD process will be used for fertiliser. In this regard, no waste is being imported from offsite to serve the proposed AD facility.

I have no objection to the proposed development.

Submissions/Observations

Department of Agriculture No comment.

Natura 2000 Sites (SACs and SPAs)
See Screening Report attached to report.

Development Contributions

Applicable for proposed structures – total gfa of 569sqm. Contributions to be applied at a agricultural rate. The first 500sqm is exempt from contributions as per current Development Contribution Scheme. Therefore, contributions to be applied to balance, i.e. 69sqm.

Recommendation

It is recommended that permission be granted to construct an anaerobic digestion and organic fertilizer production unit, comprising 1 No. pre-storage tank, 1 No. digester tank, 1 No.

treatment unit, 1 No. storage tank, 1 No. combined heat and power unit, 1 No. flare and all associated site works at Ballynameelagh, Cappagh subject to attached conditions:

1. The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 14th November 2016 save where amended by the conditions herein.

Reason: To clarify the documents to which the permission relates

2. The developer shall pay to the Planning Authority a financial contribution of €345 (three hundred and forty five euro) in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000. The relevant Development Contribution Scheme was adopted by Waterford City & County Council on 01st January 2014. The contribution shall be paid prior to the commencement of development or in such phased payments as the Planning Authority may facilitate.

Surface Water	€ 51.75
Recreation and Amenity	€ 17.25
Community Facilities	€ 138
Transport	€ 138
Total Contributions	€ 345

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

3. The development shall be so constructed and operated that there will be no emission of malodorous, fumes, gas, dust or other deleterious materials, no industrial effluent and no noise vibration or electrical interference generated on the site such as would give reasonable cause for annoyance to any person in any residence or public place in the vicinity.

Reason: In the interest of the surrounding amenity and the proper planning and development of the area.

4. Construction of storage tank to comply with Department of Agriculture specification with regard to both materials and method of construction. On completion of works the tank shall be tested for water retention and a certificate from a suitably qualified Structural Engineer attesting to the suitability of the completed structure shall be supplied to the Planning Authority.

Reason: In the interest of pollution control.

5. (a)

All foul effluent serving the proposed development shall be conveyed through properly constructed channels to the proposed storage facilities and no effluent or slurry shall be allowed to discharge to any stream, river watercourse or to lands. Under no circumstances shall any of the storage facilities be allowed to overflow.

(b)

The digestate shall be disposed of in such a manner and at such intervals and locations as to ensure that it does not cause pollution of any watercourse or source of water supply and is in accordance with the requirements of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2014.

Reason: In the interest of public health and the preservation of both existing and potential sources of public water supply.

6. Prior to the commencement of any development, boundary treatment proposals around the perimeter of the site shall be submitted for the consideration and written agreement of the Planning Authority.

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

7. Only manure generated on site shall be utilised to serve the proposed anaerobic digestion facility as per submitted details.

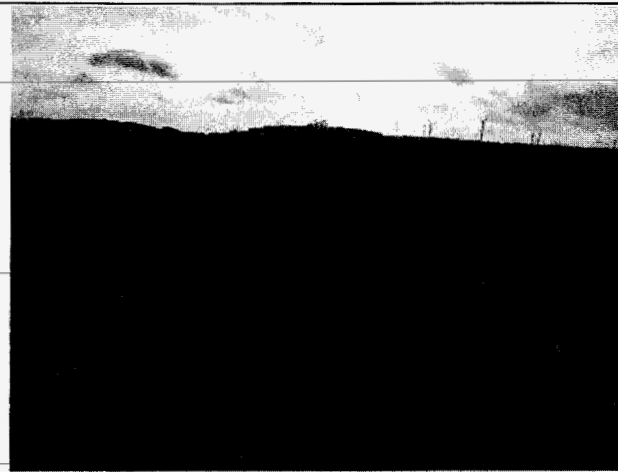
Reason: In the interests of development control and orderly development

Signed: A. Doyle Date: 12/1/17
Executive Planner

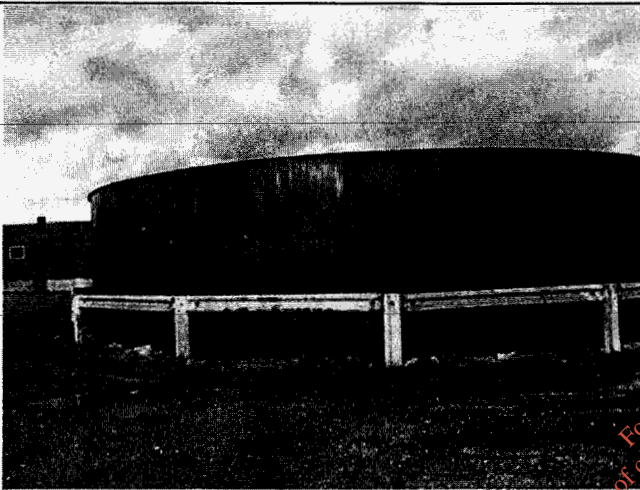
Signed: M. O'Shea Date: 12/01/17
Senior Executive Planner



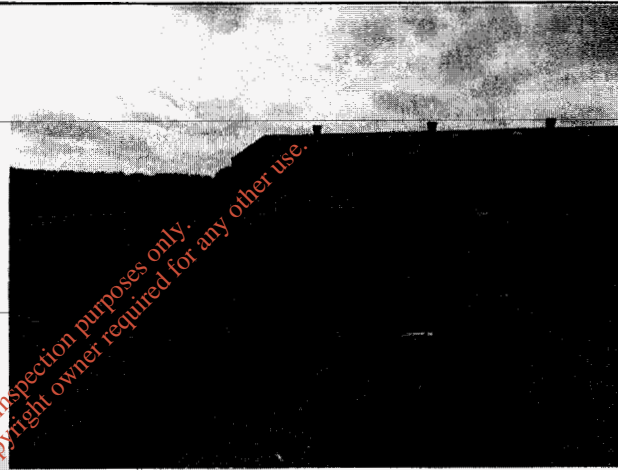
Existing piggery facility facing south



Location of proposed development



Slurry tank



Existing piggery units (dry sow house)



Facing east – fattening house

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ouncil,

Habitats Directive Project Screening Assessment

Table 1: Project Details

Development Consent Type	Permission
Development Location	Ballinameela, Cappgh
File Ref	16/729
Description of the project	AD facility

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 <i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same?</i></p> <p>Sites to consider: Blackwater River, Lower River Suir</p> <p>Habitats to consider: Rivers, Lakes and Lagoons.</p>	No
2	<p>Impacts On Wetland Habitats <i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same?</i></p> <p>Sites to consider: Comeragh Mountains</p> <p>Habitats to consider: Bogs, Fens, Marshes and Wet Heaths.</p>	No
3	<p>Impacts on Intertidal and Marine Habitats <i>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.</i></p> <p>Sites to consider: Tramore Dunes and Backstrand, River Suir (Tidal Section as far as Carrick on Suir), River Blackwater (Tidal Section as far as Cappoquin), Waterford Estuary</p>	No

Impacts on SACs		
	Habitats to consider: Mudflats, Sandflats, Saltmarsh, Estuary; Shingle, Reefs, Sea Cliffs.	
4	<p>Impacts On Woodlands , Grasslands and Dry Heaths <i>Is the development within a Special Area of Conservation whose qualifying habitats include woodlands or grasslands habitats, or within 200m of same.</i></p> <p>Sites to consider: Glendine Wood Nire Valley Woods, Ardmore Head, Helvick Head</p> <p>Habitats to consider: Woodlands, Grasslands or Dunes.</p>	No
Impacts on SPAs		
5	<p>Impacts On Birds <i>Is the development within a Special Protection Area or within 1 km of same.</i></p> <p>Sites to consider: Tramore Backstrand, Dungarvan Bay, Blackwater Callows, Blackwater Estuary, Helvick Head -Ballyquin Coast, Mid Waterford Coast</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.

Habitats Directive Screening Conclusion Statement

Development Type	Permission
Development Location	Ballinameela, Cappagh

Natura 2000 sites within impact zone	None
Planning File Ref	16/729
Description of the project: AD Facility	
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not.	
As above.	
Conclusion of assessment "Significant impacts can be ruled out" in regard to the proposed development in relation to the European Natura 2000 Sites as identified. Having regard to the location of the subject site and to the nature of the proposed development, and the intervening distance with the identified Natura 2000 Sites, I consider that no appropriate assessment issues arise in this case. In my opinion the proposed development either individually or in combination with other plans or projects, would not be likely to have a significant effect on a Natura 2000 Site.	
Documentation reviewed for making of this statement.	
Waterford County Development 2011-2017 & Watmaps	
Completed By	Anne Doyle
Date	12 th January 2017

Brona O'Kennedy

From: Anne Doyle
Sent: 12 January 2017 13:22
To: planning
Subject: FW: Re:16/729 - Bio-digester planning query
Attachments: lateral.format_png.resize_200x_2.png; linkedin_1.png; twitter_1.png; Agricultural Development_2.doc

To be attached to 16/729

From: Enda Kirwan [mailto:enda@ekce.ie]
Sent: 12 January 2017 13:13
To: Anne Doyle
Cc: 'Ken McGrath'
Subject: FW: Re:16/729 - Bio-digester planning query

Anne,

Revised current pig numbers now revised for Ballinameela Farm as attached. Stock numbers will have a tendency to vary from month to month.

There was an error made in the original agricultural development form and summation of pig numbers. Please also note that piglet numbers have now been deleted, as these numbers are not required for the purposes of EPA licences.

The actual total pig head number to be accounted for is 8,905.

Apologies for any confusion caused.

Regards

Enda

ekce

enda kirwan consulting engineering ltd.

fruihill	tel	058 43963
dungarvan	mob	086 2337434
co. waterford	email	info@ekce.ie
X35 HH02	web	www.ekce.ie

From: Ken McGrath [mailto:ken@ashleighenv.com]
Sent: 12 January 2017 12:54
To: Enda Kirwan
Subject: Re: Bio-digester planning query

Enda,

As discussed, numbers by pig updated in attached.

Thanks
Ken



On 12 January 2017 at 12:33:07, Ken McGrath (ken@ashleighenv.com) wrote:

Enda,

Apologies, we've reviewed the Agricultural Development form numbers again and there was a miscalculation. The correct number is 8,905.

Please let me know if any further information is required.

Thanks
Ken

Ken McGrath

Managing Director, Ashleigh Environmental

+353873927876 | ken@ashleighenv.com | www.ashleighenv.com Ballinameela, Cappagh,
Waterford, Ireland

On 12 January 2017 at 10:13:43, Enda Kirwan (enda@ekce.ie) wrote:

Ken,

As discussed we have 13,500 pigs detailed in the Agricultural Development form as submitted. The licence of Ballinameela stated 8331 pigs for 2015.

As only manure waste from Ballinameela will serve the digestion unit, can you re-clarify the Ballinameela numbers again please.

Regards

Enda

ekce

enda kirwan consulting engineering ltd.

fruithill	tel	058 43963
dungarvan	mob	086 2337434
co. waterford	email	info@ekce.ie
X35 HH02	web	www.ekce.ie

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AGRICULTURAL DEVELOPMENT

Please note that this form must be completed in respect of proposed agricultural development and must be accompanied by a completed Planning Application Form.

Details of Farm Enterprise

1. (a) Home Farm (Hectares): 30 Ha
(b) Outfarm Hectares (where applicable): _____

NOTE: Farm Area to be shown Outlined in red ink on Site Location Map (1:2500 Scale) indicating the lands on which you propose to spread the waste generated.

- see record place map and rural place maps in drawings section

2. Farm hectares devoted to (a) Grass: 27 Ha
(b) Tillage: _____

NOTE: Area of each to be shown on Site Location Map (1:2500 Scale)

3.	<u>Livestock Numbers</u>	<u>Existing</u>	<u>Proposed</u>
(a)	Dairy Cows	_____	_____
(b)	Replacement Stock, Heifers, Calves, etc. (specify)	_____	acreage
(c)	Beef Cattle-Stores, Weanlings, Calves (specify)	_____	_____
(d)	Pigs – Sows, Weaners, Fatteners (specify)	910 sows, 102 gilts, 3400 weaners, 4493 fatteners, total 8,905	_____
(e)	Poultry – Layers, Broilers, Chickens.	_____	_____
(f)	Horses:	_____	_____
(g)	Sheep:	_____	_____
(h)	Others:	_____	_____

NOTE: Farm Expansion Proposals should correspond with Teagasc Plans for Farm Development.

4. Source of Water Supply on Farm:
(a) Pumped Supply form Bore: Existing bore well
(b) Public Mains. _____

(c) Other. (Specify): _____

5. Water Consumption on Farm – Litres per day:

(a) Present: 50,000 litres
(b) Proposed: 50,000 litres

6. Maximum Tonnage of Silage to be ensiled at your farm in any year.
Farm Yard Survey

1. Floor Area of Existing Roofed Structures devoted to each Livestock Category enumerated above in Section B. 12,915m²

2. Floor Area of Existing Unroofed Structures (i.e. Openyards, Silos, Feeding Areas, Milking Parlours Open Cubicles etc.) (Please Specify). 1200m² open yards

3. Details of existing trees, hedgerows adjacent to Farmyard perimeter should be marked on Survey map.

NOTE: The information above should be supported on a 1/500 or larger scaled plan of farmyard complex showing location and uses of each structure, yard gates, walls, drains and indication of relative falls in yards including disposal of clear roof and surface water drainage

Development Proposal

1. Proposed Floor Area of Roofed Structures.

2. Proposed Floor Area of Unroofed Structures.

3. Capacity of each effluent/ soiled water/ slurry/ dung holding facilities on the farmyards.

	<u>EXISTING</u>	<u>PROPOSED</u>
Effluent	_____ m ²	_____ m ²
	_____ m ²	_____ m ²
	_____ m ²	_____ m ²
Soiled Water	_____ m ²	_____ m ²
	_____ m ²	_____ m ²
	_____ m ²	_____ m ²
Slurry	17,052m ³	19,822m ³
	_____ m ²	_____ m ²
	_____ m ²	_____ m ²

Dung-
Stead

_____ m²
_____ m²
_____ m²

_____ m²
_____ m²
_____ m²

4. A detailed Waste Disposal Management Plan outlining the manner and means of disposal of all waste generated at your farm as well as details of the volumes to be disposed of at particular locations on the farm and its specified times of the year.

5. Details of trees, hedgerows and fences to be removed as part of proposed development. NONE

6. Details of remedial planting of trees, hedges to be Undertaken as part of proposed development. NONE

NOTE: (Details of 5 and 6 above should be shown on the 1:500 Farm Layout Plan where planting around the farmyard is proposed and on a Site Location Map (1:2500 Scale) where planting elsewhere on the farm is proposed.

7. It is proposed to alter entrances or construct new entrances to yards or fields. NO

8. It is proposed to fence off any hitherto openland as part of the development. NO

NOTE 1: This information should be supportive on a 1/500 or larger scale plan of the extended and proposed farmyard complex, showing location, uses of each structure, yard gates and walls, drains and indication of yard falls including disposal of clean roof and surface runoff. Full drawings, plans, elevations and sections of structures should also be submitted.

NOTE 2: Design calculations in respect of each effluent /soiled water / slurry / dung holding facility shall be submitted as part of the application.

Slurry Disposal

1. Method of Slurry/ Dung / spreading. Tanker drawn off farm
(delete whichever does not apply)

2. Do you own/hire spreading equipment. No (slurry exported)
(specify type of equipment e.g. Tractor and Vacuum Tanker).

3. Frequency of slurry / dung spreading Transported off farm to adjacent farms from Feb to Oct.

- | | | |
|----|--|-----|
| 4. | Method of spreading of effluent from silage
And soiled water tanks. | N/A |
| 5. | Frequency of spreading of effluents. | N/A |

NOTE: Land area available for slurry/ dung effluent spreading should be indicated on a Site Location Map (1:2500_Scale) of farm. – transported off farm to adjacent farm owners

Drawings of buildings proposed to be constructed or retained should be to an approx. scale e.g. 1:50, 1:100 and should include such plans, elevations and sections to provide full details of the form of the building, the method of construction, materials used, the internal layout and full details of drainage etc., the falling yards, drainage channels, pipes etc., location and construction of gullies, etc., in such a way as will enable the Planning Authority to understand clearly and to record what exactly is proposed.

I hereby Certify that the particulars given in relation to the proposed agricultural development are correct.

Signature of Applicant: _____

Date: _____

N.B. Please note that this form must be signed by the Applicant and must be accompanied by a completed Planning Application Form.

NOTE: **Failure to provide complete and accurate information on application will give unnecessary delay in the process of the application.**

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2015 DEVELOPMENT CONTRIBUTIONS

PLEASE TYPE FIGURES IN YELLOW BOXES FOR EACH INDIVIDUAL UNIT

UNIT DETAILS SHEET

AGRICULTURAL DEVELOPMENT

PLANNING FILE REF.NO. 16/729

LOCATION :

SPECIAL CONTRIBUTIONS- SHOULD ANY BE APPLIED E.G. OVERHEAD LINES ETC. YES / NO

Unit No. (As indicated on attached numbered site map)	Unit Description* e.g restaurant 170 sq.m - new - or -café 120 sq. cou (change of use)	AND FLOOR AREA	FLOOR AREA PER UNIT/BLOCK- sq.m	Omitted/aftered at F.I (To be completed by Planner)	AREA OF AGRICULTURAL DEV -(to be completed by Planner) LESS FIRST 500 sq.m	AREA OF AGRICULTURAL DEV AT APPEAL DECISION STAGE - to be completed by Planner	NO. CAR PARKING SPACES PER UNIT	SURFACE WATER (PDC SUR)	REC & AMENITY (PDCREC)	COMMUNITY FACILITIES (PDC COM)	TRANSPORT (PDCRDS)	TOTAL PER SQUARE METRE	CAR. PARK (PDCCPK)
1			0		69		0	0.75	0.25	2.00	2.00	5.00	2,100.00
2			0		0		0	51.75	17.25	138.00	138.00	345.00	0.00
3			0		0		0	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTALS			0		69		0	51.75	17.25	138.00	138.00	345.00	0.00

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