

Planning Section

Planner's Report and Recommendations



To: Gabriel Hynes SEE
From: Kevin Keyes, Graduate Planner, Planning Section
PL. ref: 07/193
Date: 31/05/2007
Applicant: James McGrath
Dev. Address Ballynameelagh, Cappagh Co. Waterford
Application: Permission to construct a new loose dry house and extension to farrowing house adjacent to existing facility

Further Information & assessment of Same

1. The applicant is required to submit a letter clarifying as to if the development is required to comply with the Nitrates Directive. If so, a letter from Teagasc is required stating that the proposed development is required to comply with Nitrates Directive.

The applicant's agent has stated that works are required to comply with Nitrates Directive, therefore the applicant is exempted from development contributions.

2. The applicant has referred to a Nutrient Management Plan in the application. The applicant is requested to submit a nutrient management plan for the proposed development.

The applicant has stated that livestock numbers are not been increased and all environmental issues are conditioned by the EPA under their IPC Licence No. P0447-01.

3. The applicant is requested to submit a detailed landscaping proposal for the site as conditioned in the grant of planning permission under PD 57/99. The applicant is required to pay specific attention to eastern, southern and western boundaries.

The above information can be conditioned accordingly.

Recommendation

I therefore recommend that planning permission be granted subject to the following conditions;

1 The development shall be in accordance with drawings and details submitted to the Planning Authority on 10/05/2007 and 14/02/2007 except where altered or amended by conditions in this permission.

Reason: In the interest of orderly development in the area.

2(a) All roof water of the building shall be disposed of separately to soakaways or watercourses.

(b) Gutters and downpipes shall be properly maintained and gullies constructed in such a manner as to prevent soiled water entering them.

(c) No surface water, effluent or soiled waters shall be allowed to discharge to a public roadway.

Reason: To prevent mixing of clean and soiled waters in the interests of pollution control.

3. All galvanized cladding shall after weathering match the colour of the existing farm buildings.

Reason: In the interest of the visual amenity of the area.

4. All excavated material shall, where practicable, be reused on site. Any surplus excavated material to be removed from the site shall be brought to an authorised facility. Prior to removal of any surplus material, the Environment Section of Waterford County Council shall be informed of the approximate quantity of material and the location of the proposed facility. No material shall be removed from the site until such time as the Environment Section has authorised its removal.

Reason: In the interests of Environmental Protection and the orderly development of the area.

5. Prior to the commencement of development works, the applicant shall submit to the Planning Authority for approval, a site layout plan comprehensively illustrating types and location of proposed landscaping on-site.

Reason: In the interest of the visual amenity of the area.

6. The development shall be in full compliance with the IPC Licence No. P0447-01.

Reason: In the interests of Environmental Protection and the orderly development of the area.

Signed: Kevin Keyes
Kevin Keyes,
Graduate Planner

Date: 31/05/07

Signed: Gabriel Hynes
Gabriel Hynes Senior
Executive Engineer

Date: 5/6/07

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	<u>INCLUDED</u>	<u>NOT APPLICABLE</u>
1. Report from Roads	No	
2. Report from Sanitary Services	No	
3. Report from Environment	No	
4. Report from Housing	No	
5. Report from Fire	No	
6. Report from Building Control	No	
7. Design and Layout	Acceptable	
8. Entrance		
a) Sightlines (Road Type)	Na	
b) Drainage	Ok	
c) Road drain	OK	
9. Site		
a) Water supply	Ok	
b) Waste water treatment	Ok	
c) Public sewer	N/a	Na
d) Water Table Test	Na	
e) Percolation Test	NA	
f) Aquifer vulnerability	Ok	
g) Building line	Ok	
h) Floor levels	OK	
i) Site levelling		Na
j) Disposal of excess material		Na
k) Waste plan		Na
l) Landscaping	Ok	
m) Open Space		Na
n) Public Lighting		Na
o) Ducting of services		Na
p) Surface water	Ok	
q) Fencing	No	
10. Part 5		Na
11. Occupancy condition		Na
12. Ribbon Development		Na