

TIPPERARY COUNTY COUNCIL
Planning Report

Planning & Development Acts 2000 as amended/
Planning & Development Regulations 2001 as amended

Planning Ref.:	21520
Applicant:	Starrus Eco Holdings
Application Type:	Retention permission
Development Address:	Ballybeg, Littleton
Proposed Development:	extensions to the main building on site including all other associated site development works above and below ground - the extensions to the main building are to the northern, southern, eastern and western elevations of the existing recycling facility and measure c. 1,015.86 sqm., extensions to the Biofilter that is located to the rear of the building are also sought (c. 43.23 sqm.), staff welfare prefabricated structure located to the north of the site (c. 65.49 sqm.), 2 no. storage/maintenance containers (c. 26.6 sqm.), toilet block (c. 5.1 sqm), Bio-Filter Condenser Tank (c. 72.4 sqm.) and 2 no. Firewater retention ponds (c. 713.17 sqm.) - the development relates to a Biological Waste Treatment Facility which is operated under a Waste Licence (W0259-01) granted by the Environmental Protection Agency
Date of Site Visit:	28.04.2021
Site Notice:	Adequately displayed

1. SITE LOCATION & DESCRIPTION:

The site, which measures 3.58ha, is located on the south-western side of county road L4101 (road of approximately 5-6metres in width) approximately 2.75km to the south-west of its junction with the R639 Regional Road to the south of Littleton. The site is recessed almost 200m from the public road, and the access roadway is lined with trees and hedgerow providing screening to the site. The remainder of the site is enclosed by trees and hedgerows and surrounded to the south-east and north-west by lands also in the ownership of the applicant planted as willow plantations. The nearest dwelling on the same side of the road is approximately 300metres to the north-west of the site entrance whilst to the south east on the opposite side of the road there is a dwelling some 200metres from the site entrance. The site is level with the adjoining lands. The site boundary to the to the west runs beside an existing open drain.

The site accommodates the existing waste facility, bio-filter and condensate tank, staff facilities, storage containers, and a parking area to the front (north) of the waste facility and two firewater ponds. The site also includes 2 no. firewater ponds to a depth of approximately 830mm with 2m high

steel chain link fencing to the front of the building and the weighbridge is situated at the most southern section of the access roadway.

2. PROPOSED DEVELOPMENT:

The existing waste facility, includes a processing area and a depositing and collection area comprising a concrete and cladding building, constructed to a height of 11.625m (at highest point) and measuring 60.792m x 80.214m and with a floor area of 4911sqm (4864sqm at ground floor and 47sqm at first floor). The building includes extensions of 2 bays to the eastern and 1 bay to the western side, each bay measuring 5.3m in width and each with a length of 60.792m and measuring 618.2sqm and 303.19sqm respectively. The building also includes a control room to the rear (southern) elevation measuring 14.25sqm, and extensions to the front (north) of the building including a fuel store (17.12sqm) and ESB area (16.1sqm). The applicant proposes to retain extensions to the main building on site including all other associated site development works above and below ground - the extensions to the main building have an aggregate floor area 1015.86sqm (968.88sqm at ground floor) (Note: this includes the extension to the bio-filter area set out below).

The applicant proposes to retain extensions to the existing Biofilter which is located to the rear of the building (c. 43.23 sqm.). The existing bio-filter measures 1240sqm. The applicant also proposes to retain a bio-filter condensate tank measuring 120.3m x 6.035m constructed to a height of 1.6m (floor area 72.4sqm).

The applicant proposes to retain the staff welfare prefabricated structure located to the north of the site. The structure (c. 65.49 sqm.), comprises a pre-fabricated staff facilities building finished with plastisol coated steel finish to the walls. The building measures approximately 3.94m x 17.6m and constructed to a height of 3.2m, (65.49sqm) and a toilet block measuring 5.1sqm

The applicant proposes to retain 2 no. storage containers, each of sheet metal construction, both measuring 6m x 2.430m, with a floor area of 13.3m and with a height of 2.590m (aggregate floor area 26.6sqm)

Finally, the applicant proposes to retain 2 no. Firewater retention ponds (c. 713.17 sqm.)

The application form submitted states that the existing buildings (exclusive of the works to be retained measure 3797.95sqm with the structures which it is proposed to retain measuring 1,113.05sqm.

The applicant has indicated that the retention permission will not give rise to any increase in staff members (there are currently 8 employees on site). The proposed development will also not give rise to any change in the nature of the operation on site or the volumes of waste being accepted.

The application is accompanied by Annual environmental Reports from 2013 -2019 (inclusive) It is noted that the reports include a section on complaints summaries.

EPA licence

The site has an Industrial Emissions Licence (IEL W0249-01) issued by the Environmental Protection Agency (EPA) which includes controls measures to ensure the emissions do not cause pollution. Emissions include vehicle exhausts, dust, noise and odours and rainwater run-off Control measures include an odour control system that extracts odorous air from inside the composting building and passes it through a filter that reduces the odours to levels that do not cause an off-site nuisance. The EPA licence requires SEHL to carry out annual noise surveys to assess the impacts associated with its operations.

Physical process on site:

The facility on site is operated by SEHL under the trade name of Acorn Recycling Ltd. Planning permission was granted by Tipperary County Council in 2008 (07511853). The site has an Industrial Emissions Licence (W0249-01) issued by the Environmental Protection Agency (EPA) and an approval from the under the European Union (Animal By-Products) Regulations. The planning permission and EPA licence, limit the annual waste intake to 45,000 tonnes. The composting process at present produces a soil improver suitable for use on farmland.

3. RELEVANT PLANNING HISTORY:

On site:

- 07511853 Planning permission granted for facility to accommodate Biological Treatment of organic residues and production of Class 1 compost comprising (a) Landscaped Fenced c.3.2 Hectare complex; (b) Main Building c.3870sqm. Housing Storage, Equipment & treatment activities; (c) Marshalling yard; (d) Office & staff building; (e) Effluent storage tank (Domestic, serving staff facilities only); (f) Entrance Road & Weighbridge; (g) Bio-filter & associated Plant; (h) Tree plantation (Willow & similar species); ESB substation and all ancillary works. An Environmental Impact Statement (EIS) is included with the application documents
- 20550 Application for (1) An increase in the annual waste intake from 45000 tonnes/year to 80,000 tonnes; (2) single storey extensions to the east and west of the existing building (having a combined floor area of 6,083m²), (3) relocation of existing firewater lagoon (324m²), (4) construction of new firewater lagoon (401m²) and all associated site works and services to accommodate the biological treatment of the additional organic residues and production of compost. The existing biological treatment process is carried out in accordance with an Industrial Emissions Licence granted by the Environmental Protection Agency. An Environmental Impact Assessment Report (EIAR) shall be submitted with this planning application. (Currently file is under consideration)

Adjoining Lands: None

Enforcement: None

Pre-Planning: None.

4. INTERNAL & PRESCRIBED BODIES REFERRALS

EPA: report received confirming that the facility is operated under an Industrial Emissions licence and not a Waste Licence. It is noted that the application is not accompanied by an EIAR however planning reference 20550 (currently under review is accompanied by an EIAR). The applicant is required to correspond with the EPA prior to commencement of any construction or installation of infrastructure on site as such changes may trigger a licence review.

District Engineer: Report from District Engineer. Condition should be attached in relation to surface water

Environment & Waste Mgt: no report at time of writing

CFO: no report at time of writing

Inland Fisheries: no report at time of writing

HSE: no report at time of writing

Contents of reports received are noted.

5. OTHER OBSERVATIONS/SUBMISSIONS

46 no. submissions were received in relation to the proposed development as set out below:

MC

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- a) Ann Morris on behalf of the Morris Family, St. Bridgets Terrace. Concerns raised in relation to the following:
- Existing issues relating to odour from the site
 - Health implications of odour from the site, e.g. COPD
 - Impact on quality of life e.g. cannot open windows, children cannot play outside, stress etc
 - Capacity of existing roads – inadequate for increased traffic
 - Increased dangers relating to additional traffic
- b) Ann Sharon and Patricia Ralph, Ballybeg. Concerns raised in relation to the following:
- justification for the increased area
 - existing issues relating to odour from the site
 - impact on roads – unable to cater for additional traffic
 - adherence to EPA licence ?
 - proximity of development to existing recycling facility at old Briquette factory
- c) Cllr. Sean Ryan, Church View, Littleton. Concerns raised in relation to the following:
- Query regarding impact of the current application on proposed increase of intake of waste from 45000 to 80000
 - Justification for increase in size of building
 - Lack of engagement with local community
 - Capacity and quality of existing roads – not able for increased traffic
 - Dangerous driving conditions during winter when road not salted
 - Inadequate sightlines at the proposed development site
 - Existing issues relating to horses on roads – proposed development will exacerbate problem
 - Potential increase in odours from the site
 - Is the proposed development in line with the EPA licence
 - Health implications of odour from the site
- d) Catherine Dempsey, Ballybeg. Concerns raised in relation to the following:
- Health implications of odour, leachate, etc from the site. Proximity to a large no. of houses
 - Capacity and quality of existing roads – not able for increased traffic
 - Dangerous driving conditions during winter when road not salted
 - Inadequate sightlines at the proposed development site
 - Existing issues relating to odour from the site

All submissions have been considered and planning related matters have been taken into account during the assessment of the application.

6. REPRESENTATIONS

None

7. PLANNING POLICY OVERVIEW

North Tipperary County Development Plan 2010-2016, As Varied

Policy LH1: Landscape Management and Protection

It is the policy of the Council to facilitate new development which integrates and respects the character, sensitivity and value of the landscape in accordance with the designations of the County Landscape Character Assessments (or any review thereof).

Policy LH5: Biodiversity, Trees and Habitats

It is the policy of the Council to conserve, protect and enhance the county's bio-diversity, including trees and hedgerows, in accordance with the County Biodiversity Plans and the standards set out in this Plan (as varied) and any review thereof.

Policy LH16: Archaeology and Cultural Heritage

It is the policy of the Council to safeguard sites, features and objects of archaeological interest, including monuments on the Sites and Monuments Record (SMR), the Record of Monuments and Places (as established under Section 12 of the National Monuments (Amendment) Act, 1994) and archaeological remains found within Zones of Archaeological Potential (ZAPs) located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure the preservation (i.e. preservation in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the Department of Arts, Heritage and the Gaeltacht.

Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact the underwater environment and developments that require an Environmental Impact Statement.

Policy TI12: Noise Emissions

It is the policy of the Council to ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2013, the Development Management Standards set out in Chapter 10 and relevant standards and guidance that refer to noise management.

Policy ED9: Enterprise in the Open Countryside

It is the policy of the Council to support and facilitate the provision and/or expansion of appropriate small scale rural enterprise in the open countryside within residential sites and in vacant or derelict buildings. Development proposals will be required to meet the following criteria:

- a) The development shall not have an adverse impact on the residential, environmental and rural amenity of the area;
- b) Any new structure shall be of a scale appropriate to the size of the site, and be sited and designed to ensure it does not detract from the rural setting and landscape character of the area.
- c) The development shall comply with the development management standards set out in Chapter 10.

Where the enterprise or activity develops to a scale that is inappropriate by virtue of activity or size in its rural context, the Council will seek to encourage its re-location to a more suitable location on zoned land within towns and villages.

Policy ED10: Non Conforming Uses

It is the policy of the Council, where commercial/industrial/agricultural enterprises exist as non-conforming but long established uses, to support their continued operation and expansion provided such does not result in; loss of amenity to adjoining properties, adverse impact on the environment, visual detriment to the character of the area or creation of a traffic hazard.

Policy TI10: Southern Region Waste Management Plan

It is the policy of the Council, to implement the policies outlined in the Southern Region Waste Management Plan 2015-2021 (or any amendment thereof) and to ensure that waste disposal facilities are in compliance with all appropriate waste management legislative requirements

Policy LH6: Natura 2000 Sites and Protected Species

It is the policy of the Council to ensure the protection, integrity and conservation of existing and candidate Natura 2000 sites and Annex I and II species listed in EU Directives. Where it is determined that a development may independently, or cumulatively, impact on the conservation values of Natura 2000 sites, the Council will require planning applications to be accompanied by a Natura Impact Statement in accordance with 'Appropriate Assessment of Plans and Projects, Guidelines for Planning Authorities', (DEHLG 2009) or any amendment thereof.

Policy TI12: Noise Emissions

It is the policy of the Council to ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2013, the Development Management Standards set out in Chapter 10 and relevant standards and guidance that refer to noise management.

Chapter 10 – Development Standards

The standards set out in Table 10.4 shall apply for industrial developments.

Table 10.4 Minimum Standards for Industrial Developments

Access	Multi-unit developments shall have a single access. Access roads shall have a minimum carriageway width of 7.5m with 1.3m wide grass strip and 2m wide footpath(s).
Site Layouts	Adequate space shall be provided for the loading and unloading of goods and the manoeuvring of vehicles within the site. Turning space shall be provided for 15 metre articulated vehicles and 9 metre fixed axle vehicles. A building line set back of at least 12 metres from estate roadside boundaries shall be provided.
Design Scheme	Multi-unit industrial proposals shall submit a detail design scheme; to set out proposed design approach and materials and finishes to be applied throughout the entire scheme. The design scheme shall ensure that the overall development implements a uniform/complimentary approach to design and finishes.
Boundary treatment/ Landscaping	A comprehensive boundary treatment and landscape plan providing for details of uniform approach to boundary treatment and planting shall accompany applications. Existing trees and hedgerows shall be incorporated where practicable and new planting shall utilise trees and shrubs that are indigenous to the area. All services shall be laid underground.
Use	Full details of the proposed use, including industrial processes involved, any toxic materials, chemicals or solvents used, shall be submitted with the planning application if known. Changes in use may require the grant of a new planning permission in accordance with the Planning & Development Regulations, 2001 (as amended).
Storage of Goods & Fuels	Goods, including raw materials, manufactured goods, packaging, crates etc., shall be stored or displayed only within the enclosed factory or industrial unit area behind the front building line. All over-ground oil, chemical storage tanks shall be adequately bunded to protect against spillage. Adequate storage to facilitate the segregation & storage of waste materials at source shall be provided.
Signage	Within the curtilage of industrial estates, signage shall be restricted to a single sign identifying all occupiers of the site at the entrance and to fingerpost signs at junctions throughout the estate where the Council considers such necessary.

It is the policy of the Council to implement the policy objectives of the Waste Management Plan for the Midlands Region 2000.

8. PLANNING APPRAISAL

a) Policy Compliance

The application relates to retention of an extensions to a permitted enterprise in the Open Countryside. As set out in Policy ED10: Non Conforming Uses, it is the policy of the Council, where commercial/industrial/agricultural enterprises exist as non-conforming but long established uses, the Planning Authority will support their continued operation and expansion provided such does not result in; loss of amenity to adjoining properties, adverse impact on the environment, visual detriment to the character of the area or creation of a traffic hazard.

It is noted that the planning permission for the existing facility on site was granted on 5th November, 2008. Therefore the proposed extensions as designed and located within the context of the permitted development on the site are acceptable in this instance.

b) Design/Layout

The development to be retained including extensions to the main building on site, extensions to the Biofilter, staff welfare prefabricated structure, 2 no. storage/maintenance containers and the Bio-Filter Condenser Tank are considered to be appropriate in scale and design and in keeping with the existing structure on site.

It is considered that the development to be retained complies with the standards set out in Table 10.4 Minimum Standards for Industrial Developments in relation to parking, storage, signage, boundary treatments and site layout.

c) Services:

- Roads: existing access, no change proposed. No increase in traffic, no's of employees etc. Report from District Engineer confirmed no issue with sightlines or drainage on the site
- Water Supply: existing private well
- Waste Water Treatment: on site treatment system
- Surface Water: drainage on site via land drains fitted with oil interceptor, silt trap

d) **Part V** Part V is not applicable.

e) Environmental Impact Assessment (EIA)

The proposed development is for retention of extensions and ancillary buildings to an existing waste facility. The project is not listed in Part 1 of Schedule 5 of the Planning and Development Regulations. The existing waste facility is of a type listed under Class 11(b) in Part 2 of Schedule 5 which states 'Installations for the disposal of waste with an annual intake greater than 25,000 tonnes not included in Part 1 of this Schedule'.

It is noted that the development will not result in an increase in the volume of waste accepted on site, and will therefore not increase in size in relation to the existing threshold.

It is noted under Section 13(a)

"Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would

(ii) result in an increase in size greater than –

- 25 per cent, or
- An amount equal to 50 percent of the appropriate threshold (whichever is the greater)

(in this paragraph, an increase in size is calculated in terms of the unit of measure of the appropriate threshold).

While the proposed development for retention will increase the floor area of the waste facility, the applicant has confirmed that there will be no increase to the permitted processing capacity of 45,000 tonnes of waste as a result of the retention application, therefore the result is not an increase in the unit of measure of the appropriate threshold, i.e. 45,000 tonnes of waste.

Furthermore, it is considered that the proposal is not likely to have a significant effect on the environment, having regard to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 as amended.

f) Appropriate Assessment (AA):

An Appropriate Assessment Screening Report was undertaken on the proposed development in March 2021 to assist the competent authority in undertaking an Appropriate Assessment of the proposed development, as required under Article 6 of the EU Habitats Directive. Section 5.1 of the AA screening states that the proposed development will not result in any adverse effects on any Natura 2000 sites.

The proposed development has been screened as to the requirement for AA and it has been determined that AA is not required. See Screening Report attached.

g) Flood Risk;

There is no evidence of Flood Risk on site.

9. **FURTHER INFORMATION:** Further information is not required

10. DEVELOPMENT CONTRIBUTIONS

Development Contributions will be levied in the amount of €24951.70 in accordance with Classes 8 and 10 of the Tipperary County Council Development Contribution Scheme 2020 as set out below:

Class 8	(€ per sq. m.)	Floor Area (sq. m)	Total Cost
Industrial	€23.00		
Extension to Waste Facility (972.63sqm)	€23.00	972.63	€22,370.49
Staff Facilities (65.49sqm)	€23.00	65.49	€1506.27
2 no. storage tanks (26.6sqm)	€23.00	26.6	€611.80
Toilet block (5.1sqm)	€23.00	5.1	€117.30
		Total	€24605.86

Class 10	(€ per sq metre)	Floor Area (sq.m)	Total Cost
Plant & Machinery	€8.00	43.23	€345.84
Biofilter (42.23sqm)		Total	€345.84

11. CONCLUSIONS/RECOMMENDATION

Having examined the plans and particulars submitted with the planning application and the foregoing matters, it is recommended that retention permission be granted subject to conditions as set out below;

SCHEDULE:

SCHEDULE A

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It is considered that the development complies with the policies and objectives of the North Tipperary County Development Plan 2010 (as varied) and that the development does not have an adverse impact upon the character of the area or the amenities of adjoining properties.

SCHEDULE B

1. Save where modified by the following conditions, the proposed development shall be retained and completed in accordance with the drawings and documentation submitted with the planning application on the ~~19th April, 2021.~~ ~~13th February 2020~~ as amended by the further information submitted on ~~26th May, 2020~~ in response to further information request issued on ~~25th March 2020.~~

Reason: To clarify the terms of the permission and in the interest of proper planning and sustainable development.

2. All surface water runoff from roofs, driveways and paved areas shall be collected and disposed of within the curtilage of the site by means of soakaways designed in accordance with BRE 365 Standards. Surface water runoff shall not be allowed to discharge onto the public road or adjoining properties.

Reason: To avoid interference with other properties and to prevent damage to the public road with consequent traffic hazard.

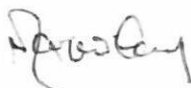
3. Within one month of the date of this order a payment of a financial contribution shall be paid to the Planning Authority in respect of public infrastructure and facilities benefiting development in the administrative area of Tipperary County Council that is provided, or intended to be provided, by or on behalf of the Authority in accordance with the terms of the Tipperary County Council Development Contributions Scheme 2020 made under Section 48 of the Planning and Development Act, 2000 (as amended). The amount of the development contribution under this condition is €24,951.70 which is calculated as follows:

Class 8	(€ per sq. m.)	Floor Area (sq. m)	Total Cost
Industrial	€23.00		
Extension to Waste Facility (972.63sqm)	€23.00	972.63	€22,370.49
Staff Facilities (65.49sqm)	€23.00	65.49	€1506.27
2 no. storage tanks (26.6sqm)	€23.00	26.6	€611.80
Toilet block (5.1sqm)	€23.00	5.1	€117.30
		Total	€24,605.86

Class 10	(€ per sq metre)	Floor Area (sq.m)	Total Cost
Plant & Machinery	€8.00	43.23	€345.84
Biofilter (42.23sqm)		Total	€345.84

Reason: It is considered reasonable that a contribution be made in accordance with the Tipperary County Council Development Contributions Scheme 2020 made under Section 48 of the Planning and Development Act 2000 (as amended).

District Planner: _____



Date: 09/06/2021

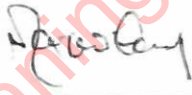
Senior Executive Planner:

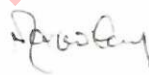
Maia Ryan

Date: 10/06/2021

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EIA Pre- Screening				
Planning Reference:	21520			
Site location:	Ballybeg, Littleton			
Proposed Development:	Retention of extensions etc			
1. Does the Development constitute an EIA Project?			YES: <input checked="" type="checkbox"/>	
			NO: <input type="checkbox"/>	
2. If YES, Does the development fall within a class of Development set out in Part 1 or Part 2, Schedule 5 of the Planning & Development Regulations?				
Tick	Threshold	Comment	Result	
No			No EIA or Screening for EIA Required	
Yes	<input checked="" type="checkbox"/>	Exceeds/		EIAR Required
		Is Equal To		
		No Threshold		
		Sub Threshold	<input checked="" type="checkbox"/>	EIA Screening Required (Issue letter to statutory consultees if IPC/Waste/ IED licence required)
Conclusion				
Development is not within Part 1 or Part 2, Schedule 5. No EIA/ Screening is required.				
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold. EIAR Required.				
Development is within Part 1 or Part 2 but is less than the threshold. EIA Screening Required.			<input checked="" type="checkbox"/>	
Name:				Date: 09.06.2021
Position	District Planner			

Preliminary Examination		
Planning Reference:	21520	
Site location:	Ballybeg, Littleton	
Proposed Development:		
Examination		
	Yes / No/ Uncertain	Comment
Is the size of the development exceptional in the context of the existing environment?	No.	The development is considered minor in the context of the overall development on site
Is the proposed development located on, in, adjoining, or have the potential to impact on a sensitive site or location?	No	The development is at a remove from the closes Natura 2000 site. Furthermore, the developments to be retained will not impact on the previously permitted processes on site.
Will the developmetn result in the production of any significant waste, or result in emissions or pollutants?		Furthermore, the developments to be retained will not impact on the previously permitted processes on site.
Conclusions		
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?		
There is no real likelihood of significant effects on the environment	EIAR not required	√
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	Screening Determination Required	
	Schedule 7A information required?	
There is a real likelihood of significant effects on the environment	EIAR is required	
Name:		Date: 09.06.2021
Position	District Planner	

**HABITATS DIRECTIVE ASSESSMENT SCREENING REPORT
FOR PLANNING APPLICATIONS**

Planning Application Ref. No.: 21520

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:	
Site location:	Ballybeg, Littleton, Co Tipperary
Proposed development:	Retention of extensions. 3.58ha
Site size:	1113.05 to be retained proposed
Floor Area of Proposed Development:	
Is the application accompanied by EIS	no
(B) IDENTIFICATION OF THE RELEVANT NATURA 2000 SITE(S):	
Natura 2000 site(s) within 15km and distance to same:	SAC 002162 River Barrow And River Nore SAC 002137 Lower River Suir
Sites within the zone of influence:	
Conservation objectives/qualifying interests of the site and the factors that contributes to the conservation value of the site: (which are taken from the Natura 2000 site synopses and, if applicable, a Conservation Management Plan: (all available at www.npws.ie) (ATTACH INFO if necessary)	<i>This section is to be completed with respect to the Natura 2000 site within the zone of influence</i>
Key Environmental conditions to	n/a

support site integrity.	
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(C) POSSIBLE IMPACTS ARISING FROM THE PROJECT:		
Consider the potential for direct impacts on habitats <i>Consider proposed developments within 200m of the SAC/SPA</i>		Y/N and Comment
1.1	Could the proposed project give rise to direct loss of habitats for which the SAC/SPA is designated, or other habitats occurring within the SAC/SPA?	N
1.2	Could the proposed project give rise to increased human usage/access to the site, which could potentially cause deterioration of certain habitat types eg woodlands, wetlands or riverbanks. Consider proposals for development of a large scale within 1km of sensitive woodlands eg large scale residential development or hotels. Consider proposals for the development of paths or cycleways along the river.	N
1.3	Does the proposed project involve development of drainage systems? If yes, could this cause drying out of wetland or woodland habitats within the SAC/SPA?	N
Consider the potential for impacts on water quality within the SAC/SPA <i>Consider all proposed developments within the catchment of the SAC/SPA</i>		Y/N and Comment
2.1	Are there any rivers, streams or drains connecting the proposed development site and the SAC/SPA? If yes, consider whether there is potential for construction related impacts on water quality.	N
2.2	Would the proposed project result in surface water or other discharges to rivers, streams or drains directly connected to the SAC/SPA? If yes, consider whether the discharges could give rise to increased eutrophication or other pollution risk within the cSAC/SPA. Consider whether increased surface water discharge could give rise to increased risk of downstream storm water surges.	N
2.3	Would the proposed project require an industrial waste water discharge license? If yes, consider the potential impacts of the discharge on water quality in the SAC/SPA.	N
2.4	Is the proposed project located within a flood zone? If yes, consider whether there is potential for construction or operational related impacts on water quality in the SAC/SPA; consider whether the proposed project increases flood risk elsewhere in the catchment and particularly the cSAC/SPA; or increases the risk of stormwater surges downstream.	N
2.5	Are the proposals for waste water treatment in compliance with EPA requirements?	EPA CoP

2.6	Could the proposed project contribute to cumulative negative impacts on water quality? Consider the current status of the freshwater system (see www.wfdireland.ie).	N
2.7	Would the proposed project involve dredging (construction or ongoing maintenance related)?	N
Consider potential for impact on species		Y/N and Comment
<i>Freshwater Pearl Mussel</i>		
3.1	Protection of this species will be achieved by the protection of water quality (see section 2 above), by the protection of river habitats (see section 1 above), and by the maintenance of free passage for fish.	N
<i>Freshwater Crayfish</i>		
3.2	Protection of this species will be achieved by the protection of river habitats (see section 1 above).	N
<i>Fish species including Salmon, Lamprey spp. and Twaite Shad</i>		
3.3	Protection of these species will be achieved by the protection of water quality (see section 2 above), by the protection of river habitats (see section 1 above), and by the maintenance of free passage for fish.	N
<i>Otter</i>		
3.4	Would the proposed project result in any interference with river banks within the SAC/SPA?	N
3.5	Would the proposed project result in increased levels of disturbance to the habitat of the Otter?	N
<i>Bats</i>		
3.6	Would the proposed project involve the removal of trees, hedgerow or woodland?	N
3.7	Does the proposed project involve the repointing of old bridges or the restoration or demolition of old buildings or other structures?	N

D) NPWS ADVICE:

Summary of advice received from NPWS: **NONE**

(E) SCREENING CONCLUSION:

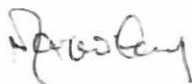
Screening concludes that : (Tick [✓] the appropriate box A, B or C)

A) Appropriate Assessment is not required because the project is directly connected with or necessary to the nature conservation management of the site.

B) No potential for significant effects therefore Appropriate Assessment is not required. ✓

C) Significant effects are certain, likely or uncertain. (In this situation seek a Natura Impact Statement under Section 177T(5) of the Act from the applicant or reject the project. Reject if too potentially damaging or inappropriate.)

Name:



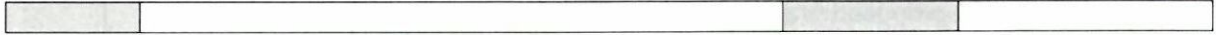
Position: District Planner

Date:

09.06.2021

MC

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