



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

**TO:** Doon Farm Enterprises Limited  
c/o Aidan Kelly  
Molough  
Newcastle  
Clonmel  
Co. Tipperary

**REF NO:** 19/601471

**PLANNING & DEVELOPMENT ACT 2000 (as amended)**  
**PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended)**  
**NOTIFICATION OF A GRANT OF PERMISSION**  
**SUBJECT TO CONDITIONS**

**DEVELOPMENT:** construction of pig house with underground slatted effluent tank and all associated site works

**LOCATION:** Doon Araglin Co. Tipperary

**PERMISSION was granted on 26/03/2020** for the development described above subject to the Notification of Decision to grant PERMISSION made on 20/02/2020

You are hereby advised that unless the development described is carried out within five (5) years from the date of the Grant of Planning Permission, this permission will cease to have effect.

**SIGNED ON BEHALF OF  
DIRECTOR OF SERVICES**

*Mr. Keifford*

**PLEASE RETAIN THIS DOCUMENT CAREFULLY AS COPIES COST A FEE OF €5.00**

**TIPPERARY COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACT 2000, (as amended)**

**NOTIFICATION OF DECISION TO GRANT PERMISSION  
WITH CONDITIONS**

**TO:** Doon Farm Enterprises Limited  
C/o Aidan Kelly  
Molough  
Newcastle  
Clonmel  
Co. Tipperary

Ref No. 19601471

Application Received: 23/12/2019

In pursuance of the powers conferred upon them by the above mentioned Acts, Tipperary County Council has by Order dated 20/02/2020 decided to grant you PERMISSION for development of land namely:- **construction of pig house with underground slatted effluent tank and all associated site works at Doon, Araglin, Co. Tipperary.**

FOR THE REASON(S) STATED IN SCHEDULE 1 AND SUBJECT TO THE CONDITION(S) STATED ON SCHEDULE 2 (1 TO 4, PAGES 1 TO 1)

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. (See Footnote).

**It should be noted that until a Grant of a Permission has been issued the development in question is NOT AUTHORISED.**

The applicant is advised that unless the development described above is carried out within five (5) years from the date of Grant of PERMISSION, planning permission will cease to have effect. See Section 40 of the Planning and Development Act, 2000.

**FOOTNOTE:** An appeal against a decision of a Planning Authority under the Planning and Development Acts 2000 - 2010 may be made to An Bord Pleanala, 64 Marlborough Street, Dublin 1 (Tel. (01) 8588100). All Appeals either by the applicant or a third party must be received by An Bord Pleanala within four weeks beginning on the date of the making of the Decision by the Planning Authority. Appeals posted within the permitted period but received after the latest date will be invalid. (Note: Where the latest date for receipt of an Appeal falls on a day when the offices of the Board are closed (Week-Ends, Public Holidays, etc.), the latest date for receipt will be the next day on which the offices are open).

An appeal must be made in writing and be accompanied by (a) the name and address of the applicant, (b) the subject matter of the Appeal, (c) the full grounds of appeal and the reasons, considerations and arguments on which they are based, (d) the appropriate fee as set out on attached schedule, and (e) in the case of a third party appeal, the acknowledgement from this Planning Authority of receipt of submissions/observations made by the third party. Any appeal which does not meet all the legal requirements will be invalid and cannot be considered by the Board. Further details are available on the Board's Website [www.pleanala.ie](http://www.pleanala.ie)

A commercial development means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

N.B. An appellant is not entitled to elaborate upon or make further submissions in writing in relation to the grounds of Appeal unless requested to do so by the Board.

Signed on behalf of the said Council

  
for Director of Services

Date: 20th February, 2020

**Tipperary County Council**

***Schedule of Conditions – File Reference Number 19601471***

**SCHEDULE ONE**

It is considered that the development complies with the policies and objectives of the South Tipperary County Development Plan 2009, 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 TWO**

1. (a) Save where modified by the following conditions, the proposed development shall be carried out and completed in accordance with the drawings and documentation submitted with the planning application on the 23/12/2019.  
(b) This grant of permission does not authorise increased stocking rates above that previously permitted at this facility.

**REASON: To clarify the terms of the permission.**

2. Uncontaminated surface water runoff from roofs and clean paved areas within the farmyard shall be collected separately from farmyard materials (slurry, silage effluent, milking parlour washings 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. The necessary intercepting drain (gridded drain) shall be constructed between the entrance piers and drained to soakaways on the site. A monitoring chamber (manhole) shall be provided for the monitoring of uncontaminated surface/roof water prior to such water entering any soakaway, drain or watercourse.

**REASON: In the interest of orderly and sustainable development and to minimise the volume of farmyard waste generated.**

3. All oxidisable and galvanised surfaces of the development shall be painted a dark green matt colour or similar dark matt colour and shall be so maintained in perpetuity.

**REASON: In the interest of visual amenity.**

4. Prior to the commencement of development 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 €6,484.50 which is calculated as follows:

<i>Class</i>	<i>Rate 2015 per sq m</i>	<i>Area sq m</i>		<i>Total</i>
7	5.50	1179	Permission	€6,484.50

**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).**

**Advice Note: All construction work shall be carried out in accordance with the latest Department of Agriculture, Fisheries and Food (DAFF) Specifications and Standards.**

## TIPPERARY COUNTY COUNCIL

### Planning Report

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

---

**Planning Ref.:** PI. Ref. No. 19/601471

**Applicant:** Doon Farm Enterprises Ltd

**Application Type:** Permission

**Development Address:** Doon, Araglin, Co. Tipperary

**Proposed Development:** Construction of a pig house with underground slatted effluent tank and all associated site works

**Date of Site Visit** 21/1/2020

**Site Notice:** Adequately Displayed

---

#### **1. SITE LOCATION & DESCRIPTION:**

The site is located at Doon, Araglin 7.6km south east of Ballyporeen. The site contains an existing piggery accessed from the L7409. The site is adjoined by a farm yard (livestock) and the access lane that connects the site to the L7409 also serves a dwelling house.

*For use for planning purposes only. Consent of copyright owner required for any other use.*



Location of new building

#### **2. PROPOSED DEVELOPMENT:**



Permission is sought for the following development

*construction of pig house (1,679 sq m) with underground slatted effluent tank and all associated site works*

### **3. RELEVANT PLANNING HISTORY:**

#### **On site:**

PI Ref 19600609 Grant of permission for construction of (i) loose dry sow house with underground slatted effluent tank and all associated site works.

PI Ref 16601143 Grant of permission for retention and indefinite continuation of the use of the extensions constructed to the fattening houses weaner house and associated works at the farmyard complex.

PI Ref 11/349 Grant of permission on 01/11/2011 to PJ and Charlie Ryan a new dry-sow house in accordance with the requirements of Welfare Regulations as per SI No. 48 of 2003. This application stated that the development was to provide increased space per sow and would not increase stock numbers on the facility.

#### **PI Ref 07/1638**

Grant of permission on 09/06/2008 to PJ and Charlie Ryan for the 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

There is correspondence on file dating from 4th July 2013 confirming that development on foot of PI Ref 07/1368 had not commenced. The correspondence on file shows that the feed mill element of the development only was developed.

**PI Ref 16600988 and PI Ref. 166001068 relate to incomplete applications for this site.**

#### **Adjoining Lands:**

None relevant

#### **Enforcement:**

TUD-16-102 Warning Letter (WL) issued to Doon Farm Enterprises Ltd on 12/7/2016

#### **Pre-Planning:**

None

### **4. INTERNAL & PRESCRIBED BODIES REPORTS:**

The file was referred to:

- District Engineer.
- Environment
- An Taisce

- Arts Council
- Failte Ireland

Report from **An Taisce** that states:

- Document referred to in application regarding stock numbers was not available to view on line and no comment can be made regarding EIA screening.
- Council should ensure the development, including slurry spreading, does not adversely impact on water quality in any of these streams.

## **5. OBSERVATIONS/SUBMISSIONS**

The report from An Taisce was logged as a submission. The points made are fully considered in reaching my recommendation.

## **6. REPRESENTATIONS**

None received.

## **7. PLANNING POLICY OVERVIEW**

The South Tipperary County Development Plan 2009-2015 policies which apply to the proposed development are set out below:

### **Policy ED7: Agriculture**

It is the policy of the Council:

- To protect farms and high quality agricultural land from proposals for development where such would result in negative impacts upon their viability.
- To facilitate and encourage the development of alternative farm enterprises, including agri-tourism development and farm shops subject to compliance with the development management standards set out in Chapter 10.

### **Policy LH2: Protection of Visual Amenity and Character of Primary and Secondary Amenity Areas**

It is the policy of the Council to ensure the protection of the visual amenity, landscape quality and character of designated Primary and Secondary Amenity Areas. Developments which would have an adverse material impact on the visual amenities of the area will not be permitted. New development shall have regard to the following:

- Developments should avoid visually prominent locations and be designed to use existing topography to minimise adverse visual impact on the character of primary and secondary amenity areas.
- Buildings and structures shall ensure that the development integrates with the landscape through careful use of scale, form, finishes and colour.
- Existing landscape features, including trees, hedgerows and distinctive boundary treatment shall be protected and integrated into the design proposal.
- Developments shall comply with the development standards set out in Chapter 10 and, as appropriate, the Rural Housing Design Guidelines contained in Appendix 5.

### **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.

## **8. PLANNING APPRAISAL**

a) Principle of development and design considerations

The proposed development complies with the agricultural policies and objectives of the South Tipperary County Development Plan 2009, as varied and is acceptable in principle.

I consider the proposed development as acceptable in terms of development design and landscape impact. I am satisfied that the development does not impact on the visual amenity or character of this Secondary Amenity Area.

b) Environmental Impact Assessment

*Mandatory EIA is required for the following:*

*Part 1, Class 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), or*
- (c) 900 places for sows.*

*Part 2, Class 1 (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.*

*Part 2, Class 13*

*Changes, extensions, development and testing*

*(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:-*

*(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 per cent, or*

*- an amount equal to 50 per cent of the appropriate threshold,*

whichever is the greater

Given that the development (piggery) is existing and has previously been subject to EIA in respect of that authorised under PI Ref 07/1368 mandatory EIA is not required under Part 1, Class 17 or Part 2, Class 1 (e) (ii) of Schedule 5 of the Planning and Development Regulations 2001, as amended

The subject proposal is for an extension to the facility and any requirement for EIA must be measured against *Part 2, Class 13*.

The stocking rate for the piggery is outlined in the application as:

Sows	494
Maiden Gilts	83
Piglets-	1492
Weaners	3123
Fat pigs	2570
<b>Total</b>	<b>7771</b>

The following information is noted:

- The details presented under **PI Ref 07/1368** states that the facility was an integrated unit of 500 sows and 12,000 production pigs. An EIA was undertaken in respect of the development proposed under PI Ref 07/1368.
- The grant of permission under **PI Ref 11/349** did not authorise any increase in stocking numbers. Same was to provide a building to comply with Welfare Regulations. SI No. 48 of 2003.
- The grant of permission under **PI Ref 16/601143** did not authorise any increase in stocking numbers.
- The grant of permission under **PI Ref 19600609** did not authorise any increase in stocking numbers.
- The stocking rate identified under the proposed application shows sow numbers do not exceed 500 and production pigs do not exceed 12,000.
- No increase in stocking is proposed under this application.

As the stocking rate is within permitted levels EIA is not required. See attached preliminary examination.

- c) Appropriate Assessment (AA) and Impact on Freshwater Pearl Mussel:  
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.

The development is located within a catchment for the protection of the Freshwater Pearl Mussel (FPM). There is an existing watercourse 220 metres west of the farm yard that drains to the Arraglin river south of the site. The Arraglin River is within the Blackwater River SAC.



The development is removed from the watercourse and does not impact on same. The site includes separate drainage collection systems for clean and soiled waters.

d) Services:

Roads: The farm is served by an existing entrance from the L7409. The development presents no roads related issues

Water Supply and Wastewater Disposal: Water supply is from a private well.

The details submitted demonstrate adequate provision for wastewater storage

Surface Water: Surface waters are to be collected and discharged into a soakpit, which is acceptable

**9. DEVELOPMENT CONTRIBUTIONS:**

Contributions required under Class 9 of the Tipperary County Council Development Contribution Scheme (DCS).

The contribution rate is €5.50 per sq m and the first 500 sq m of building area is exempt from contributions.

The building area is 1679 sq m, contributions apply to 1179 sq m.

**Note: Class 7 of the DCS relate to confinement of animals at high stocking densities for dairy or beef production and this is not applicable to the proposed development.**

**10. CONCLUSIONS/RECOMMENDATION**

Having examined the plans and particulars submitted with the planning application and the foregoing matters, it is recommended that

- Permission be granted, subject to the attached conditions.

**SCHEDULE:**

**SCHEDULE A**

It is considered that the development complies with the policies and objectives of the South Tipperary County Development Plan 2009, 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. a) Save where modified by the following conditions, the proposed development shall be carried out and completed in accordance with the drawings and documentation submitted with the planning application on the 23/12/2019

b) This grant of permission ~~for retention~~ does not authorise increased stocking rates above that previously permitted at this facility.

Checked with  
JF.  
(K.C)

**Reason: To clarify the terms of the permission.**

2. Uncontaminated surface water runoff from roofs and clean paved areas within the farmyard shall be collected separately from farmyard materials (slurry, silage effluent, milking parlour washings 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. The necessary intercepting drain (gridded drain) shall be constructed between the entrance piers and drained to soakaways on the site. A monitoring chamber (manhole) shall be provided for the monitoring of uncontaminated surface/roof water prior to such water entering any soakaway, drain or watercourse.

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

3. All oxidisable and galvanised surfaces of the development shall be painted a dark green matt colour or similar dark matt colour and shall be so maintained in perpetuity.

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

4. Prior to the commencement of development 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 2015-2019 made under Section 48 of the Planning and Development Act, 2000 (as amended). The amount of the development contribution under this condition is €6,484.50 which is calculated as follows:

Class	Rate 2015 per sq m	Area sq m		Total
7	5.50	1179	Permission	€6,484.50

**Reason:** It is considered reasonable that a contribution be made in accordance with the Tipperary County Council Development Contributions Scheme 2015-2019 made under Section 48 of the Planning and Development Act 2000 (as amended).

**Advice Note:** All construction work shall be carried out in accordance with the latest Department of Agriculture, Fisheries and Food (DAFF) Specifications and Standards.

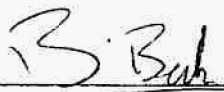
Signed:

  
Jonathan Flood E.P., Planning

Date:

17-2-20

Signed:

  
Caroline Conway S.E.P., Planning

Date:

18/2/2020

**ASSESSMENT SCREENING REPORT  
FOR PLANNING APPLICATIONS**

Planning Application Ref. No.: 19601471

<b>(A) DESCRIPTION OF PROJECT AND LOCAL SITE:</b>	
<b>Site location:</b>	Doon, Araglin, Co. Tipperary
<b>Development for which permission is sought:</b>	Construction of a pig house with underground slatted effluent tank and all associated site works
<b>Is the application accompanied by EIS</b>	No – not required
<b>(B) IDENTIFICATION OF THE RELEVANT NATURA 2000 SITE(S):</b>	
<b>Natura 2000 site(s) within 15km and distance to same:</b>	<p>Within 15km</p> <ul style="list-style-type: none"> <li>- River Blackwater SAC</li> <li>- Lower River Suir SAC</li> </ul>
<b>Sites within the zone of influence:</b>	River Blackwater SAC
<b>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 <a href="http://www.npws.ie">www.npws.ie</a>)</b>	<p><b>Objective:</b> To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:</p> <p>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.</p> <p>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.</p> <p><b>Estuaries [1130]</b>  <b>Mudflats and sandflats not covered by seawater at low tide [1140]</b>  <b>Perennial vegetation of stony banks [1220]</b></p>



	<p>Salicornia and other annuals colonising mud and sand [1310]  Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]  Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]  Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]  Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]  Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]  <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]  <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]  <i>Petromyzon marinus</i> (Sea Lamprey) [1095]  <i>Lampetra planeri</i> (Brook Lamprey) [1096]  <i>Lampetra fluviatilis</i> (River Lamprey) [1099]  <i>Alosa fallax fallax</i> (Twaité Shad) [1103]  <i>Salmo salar</i> (Salmon) [1106]  <i>Lutra lutra</i> (Otter) [1355]  <i>Trichomanes speciosum</i> (Killarney Fern) [1421]</p>
<p><b>Key Environmental conditions to support site integrity.</b></p>	<p>Favourable conservation status of a habitat is achieved when:</p> <ul style="list-style-type: none"> <li>• its natural range, and area it covers within that range, are stable or increasing, and</li> <li>• 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</li> <li>• the conservation status of its typical species is favourable.</li> </ul> <p>The favourable conservation status of a species is achieved when:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and</li> <li>• there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.</li> </ul>

<b>(C) POSSIBLE IMPACTS ARISING FROM THE PROJECT:</b>		
	<b>Consider the potential for direct impacts on habitats Consider proposed developments within 200m of the Natura 2000 site</b>	<b>Y/N and Comment</b>
1.1	Could the proposed project give rise to direct loss of habitats for which the Natura 2000 site is designated, or	N

	other habitats occurring within the Natura 2000 site?	
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 Natura 2000 site?	N
<b>Consider the potential for impacts on water quality within the Natura 2000 site</b> <i>Consider all proposed developments within the catchment of the Natura 2000 site.</i>		<b>Y/N and Comment</b>
2.1	Are there any rivers, streams or drains connecting the proposed development site and the Natura 2000 site? 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 Natura 2000 site? If yes, consider whether the discharges could give rise to increased eutrophication or other pollution risk within the Natura 2000 site. 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 Natura 2000 site.	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 Natura 2000 site; consider whether the proposed project increases flood risk elsewhere in the catchment and particularly the Natura 2000 site; or increases the risk of stormwater surges downstream.	N
2.5	Are the proposals for waste water treatment in compliance with EPA requirements?	Y
2.6	Could the proposed project contribute to cumulative negative impacts on water quality? Consider the current status of the freshwater system (see <a href="http://www.wfdireland.ie">www.wfdireland.ie</a> ).	N
2.7	Would the proposed project involve dredging (construction or ongoing maintenance related)?	N
<b>Consider potential for impact on species</b>		<b>Y/N and Comment</b>
<i>Freshwater Pearl Mussel</i>		
3.1	Protection of this species will be achieved by the	N

	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.	
<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 Natura 2000 site?	N
3.5	Would the proposed project result in increased levels of disturbance to the habitat of the Otter?	N

**D) NPWS ADVICE:**

Summary of advice received from NPWS:	N/a
---------------------------------------	-----

**(E) SCREENING CONCLUSION:**

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

<b>A) Appropriate Assessment is not required because the project is directly connected with or necessary to the nature conservation management of the site.</b>	
<b>B) No potential for significant effects therefore Appropriate Assessment is not required.</b>	√
<b>C) Significant effects are certain, likely or uncertain. (In this situation seek a Natura Impact Statement from the applicant or reject the project. Reject if too potentially damaging or inappropriate.</b>	
<b>Name:</b> Jonathan Flood	
<b>Position:</b> District Planner	<b>Date:</b> 17/2/2020

Preliminary Examination	
19601471	
Doon, Araglin, Co. Tipperary	
Construction of a pig house with underground slatted effluent tank and all associated site works	

Examination		
	Yes / No/ Uncertain	Comment
Is the size of the development exceptional in the context of the existing environment?	No	Development small in scale relative to mandatory EIA threshold
Is the proposed development located on, in, adjoining, or have the potential to impact on a sensitive site or location?	No	Site carries no environmental designations.
Will the development result in the production of any significant waste, or result in emissions or pollutants?	No	No significant operational impacts anticipated to arise from the development
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	
Jonathan Flood		Date: 17/2/2020
District Planner		



For inspection purposes only.  
Consent of copyright owner required for any other use.