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Environmental Licensing Programme,
Cork County Council,
Inniscarra,
County Cork

09/12/2021

RE: Letter dated 3rd of June, Notification in accordance with Section 83(2A)(e) of the EPA Act 1992 as amended, in respect of a licence review application from Harvest Lodge Pigs Limited for an installation located at Harvest Lodge Pigs Limited, Gortnamuc, Kilcormac, County Offaly, R42V079

Dear Marie

Following on from my telecom conversation on the 3/12/2021 in relation to our client Harvest Lodge Pigs Limited, Gortnamuc, Kilcormac, Co Offaly, Licence Review application (P0412-02) that the agency received on the 18th of September 2020. We herein wish to inform you of the following.

Upon receipt of the letter dated the 3rd of June we immediately reached out to Offaly County Council with regards point 1 to 4 in the above referenced letter to which due to COVID 19 and Members of the planning office working remotely we only received a response with them in August. They informed us that the council do not have the resources nor would they prioritise this request and advised that NRGE Ltd compile a planning summary and submit to council to which council will then review and provide a letter stating if they agree with our assessment. This required NRGE getting access to archives within Offaly County Council to prepare a planning summary to send to the planning department.

On the 2nd September 2021 NRGE personnel were able to gain access to the Council building in Tullamore to undertake a full review of all planning applications relating to Harvest Lodge Pigs Limited. Site map Revision 1 (attached) contains all structures subject to the planning search. The following information was determined from the search:

Structures 1 & 2 obtained planning permission on 16/02/1982 under planning ref 80/605, however this was subsequently appealed to An Bord Pleanala and the High Court. Unfortunately, the records of the Judgement were destroyed in a fire at the National Archives. The solicitors acting on behalf of both clients were also contacted however they did not have any record of the judgment kept on file.



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Structures 9-11 have planning permission granted on 14/05/2007 under planning Ref 07/474. Structure 23 had planning granted on 16/05/2007 under planning ref 07/466. All other structures have no planning record, due to their time of construction. Ariel photographs taken in 1973 indicated construction activities have commenced on site however not all structures are evident.

Due to lack of available evidence to make a determination, the Council have indicated a determination cannot be made. NRGE contacted the EPA archives to assess if any information relating to planning compliance was submitted to the Agency with the original license application. The An Bord Pleanala decision was submitted as part of the application, however no judgement from the High Court was included. As such, no clear evidence of absence of planning compliance is available.

There is no evidence of an EIAR/ EIS being required for any development relating the Harvest Lodge Pigs Limited.

1. Demonstrate that there is planning permission granted for the pig rearing activity applied for (i.e. 800 sows and 5,600 production pigs).

Response

There is no clear evidence as addressed above that structures 1-8, 12-22 & 24-27 are planning compliant nor is there evidence to state that the structures are not planning compliant. There is a lack of evidence to make a determination.

2. The application refers to two planning decisions for the activity, planning ref. no. 07/460 and planning ref. no. 07/474.
 - a. Confirm whether other planning permissions have been granted that are relevant to this application.
 - b. Please update Attachment 6.1 '*Stakeholder Engagement*' to include a list of **all relevant planning permissions** regarding the activity and for each planning permission, include the following:
 - i. a copy of the Final Grant of Permission; and



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- ii. where an EIS/EIAR was not required for the listed planning, include a letter/email from the planning authority confirming that an EIS/EIAR was not required.

Response

See attached Final Grant of planning relating to Structures 9-11 & 23. No EIAR was required at the time. Planning permission was granted on 16/02/1982 in relation to structures 1 & 2. This decision was subsequently appealed to An Bord Pleanala and the High Court. No evidence of the High Court decision is available due to records being destroyed in a fire. There is no other evidence of planning permissions granted.

See attached 6.1 Stakeholder –Engagement

- 3. Identify any of the structures on site that have been deemed by the planning authority to be “exempted development” or deemed to not be development. Provide written confirmation of this from the planning authority.

Response

No Evidence is available in respect of the above.

- 4. Provide a summary of the development status (i.e. planning permission granted, exempted development, not development etc.) of each of the buildings associated with the activity.

Response

Harvest Lodge Planning Compliance investigation							
No.	Structure Name	Date Planning granted	Copy of final grant Y/N	Planning Exempt Y/N	Reason planning Exempt	EIS/EIAR Required Y/N	Reason no EIS/EIAR required
1	Dry Sow house	16/02/1982 (80/605)	No Evidence Available	No Evidence Available	N/a	No	EIAR not required pre 2012.
2	Hospital Shed	16/02/1982 (80/605)	No Evidence Available	No Evidence Available	N/a	No	EIAR not required pre 2012.



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3	1st stage weaner house	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
4	2nd stage weaner house	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
5	Farrowing house 1	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
6	Farrowing house 2	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
7	Fattener house 1	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
8	fattener house 2	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
9	Boar House	14/05/2007 (07/474)	Yes	No	N/a	No	EIAR not required pre 2012.
10	Gilt House 1	14/05/2007 (07/474)	Yes	No	N/a	No	EIAR not required pre 2012.
11	Gilt house 2	14/05/2007 (07/474)	Yes	No	N/a	No	EIAR not required pre 2012.
12	Chemical Medicine & disinfectant store	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
13	Feed tank office	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
14	Fuel & feed storage areas	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.



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15	Grain Store	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
16	Reception Office	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
17	Fattening house 3	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
18	Trowbridge 4	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
19	Trowbridge 3	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
20	Trowbridge 2	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
21	Trowbridge 1	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
22	Hospital pens	No Evidence available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
23	Over ground slurry tank	16/05/2007 (07/466)	yes	No	No	No	EIAR not required pre 2012.
24	mobile homes	No Evidence Available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
25	Dairy	No Evidence Available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.



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26	carpark	No Evidence Available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.
27	Workshop	No Evidence Available	No	No Evidence Available	No Evidence Available	No	EIAR not required pre 2012.

5. Having regard to the site plan received as part of the application, it is noted that some of the labelling is illegible/missing, and there is unidentified infrastructure located within the site boundary. Provide an updated site layout map to include:
- the full site boundary outlined in red;
 - all infrastructure located within the site boundary clearly identifiable with legible labels; and
 - labelling of animal houses onsite, clearly identifying the different animal houses (e.g. animal house no. 1, weaner house no. 1, etc.).

Response:

Please refer to 3.2a Site Plan Revision 1 (Previously submitted with a letter on the 30/8/2021) which deals with point 5 A-C. All structures are numbered with a legend on the right hand side clearly providing structure name.

Kind Regards,

David Wynne BSc. (EnvSc)
Environmental Consultant