

**LIMERICK CITY & COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACTS, 2000 (AS AMENDED)**

**NOTIFICATION OF GRANT OF PERMISSION**

Jerry McAuliffe  
c/o Seamus Lynch  
Corroville Designs  
Belville  
Kilmeedy, Co. Limerick

**PLANNING REGISTER NUMBER: 21/467**

**APPLICATION RECEIPT DATE: 12/04/2021**

Permission for the construction of two poultry houses, office/control room and all associated site works. The application relates to development which comprises or is for the purposes of an activity requiring an Industrial Pollution & Control Licence, now replaced by an Industrial Emissions Licence. An Environmental Impact Assessment Report (EIAR) has been submitted as part of the planning application at Appletown Feohanagh Co. Limerick.

Further to the Order dated: 03/06/2021

A PERMISSION has been granted for the development described above subject to the 22 condition(s) set out on the Schedule which accompanied the Notification of the Council's Decision dated 03/06/2021.

Signed on behalf of the said Council



Heather Supple  
(for) A/Senior Executive Officer  
Planning & Environmental Services  
07/07/2021

Please note that the provisions of Planning & Development Act 2000 (as amended) limits the duration of this planning permission to a period of five years from the date hereof.

**Planning Report**  
**Limerick City & County Council**

*DAY Dave Mallon*

**File No:** 21/467  
**Applicant:** Jerry McAuliffe  
**Location:** Appletown Feohanagh Co. Limerick  
**Dev. Description:** PERMISSION for the construction of two poultry houses, office/control room and all associated site works. The application relates to development which comprises or is for the purposes of an activity requiring an Industrial Pollution & Control Licence, now replaced by an Industrial Emissions Licence. An Environmental Impact Assessment Report(EIAR) has been submitted as part of the planning application

**Site notice & date of site inspection:** In place & legible 07/05/21

**Description of existing and proposed development and site analysis:** The site is approx. 0.9ha and is located in the townland of Appletown, approx. 970m northwest of Feohanagh village. The site is accessed via strategic regional road LR522 with a speed limit of 80pkm/h. The site is greenfield in agricultural use at present and is relatively flat in nature. The site is set back approx. 470m from the R522.

Permission is sought to construct two additional poultry house with GFA 1975m<sup>2</sup>. The Applicant proposes to breed 80,000 birds per cycle.

This application is relates to development which requires an Industrial Emissions Licence. An EIAR report has been submitted with the application.

**Photographs:**

**Planning history:**

*Current:*

None. 17/1235- Conditional - PERMISSION for construction of a poultry house, site entrance and access road and carry out all associated site works

*Adjacent:*

92/909: Conditional permission to Michael Sheehy for the construction of dairy, isolation box, beef house, meal store and extension to milking parlour.

*Pre-planning:*

9868: With L. Ruttle and Applicant on 26/9/17. Policies in respect of minimum separation distance to dwellings (400m), stocking no. and breeding cycles, requirement for EIS over threshold, odour, noise nuisance, landscaping, wells and watercourses, traffic, dust mgt., surface water mgt., disposal of carcasses and flood zone discussed.

**Habitats directive project screening assessment:**

Construction Phase: Construction of 2 no. poultry houses and all ancillary works	Ex-situ effects:
Are effects significant? No	Are effects significant? No
Are substantial works required: No	Run-off: Are effects significant? No
Are effects significant? No	Abstraction: Are effects significant? NA

Operating phase effects: Are effects significant? No	Displacement: Are effects significant? NA
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**Identification of Natura 2000 sites which may be impacted by the proposed development:**

1	<b>Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters -see abstraction/run off etc above.</b>	<i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i>  Name of site:	No
2	<b>Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above.</b>	<i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i>  Name of site:	No
3	<b>Impacts on designated marine habitats and species.</b>	<i>Is the development located within marine or intertidal areas or within 5 km of a SAC site whose qualifying habitats or species include the following habitats: Salmonid, Lamprey Mudflats, sandflats, saltmarsh, shingle, reefs, sea cliffs</i>  Name of site:	No
4	<b>Impacts on birds in SPAs</b>	<i>Is the development within 1km of a Special Protection Area</i>  Name of site:	No
5	<b>Cumulative effects</b>	Would consideration of a number of significant projects nearby such as forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above:	None

**Conclusion:**

No potential for significant effects therefore Appropriate Assessment is not required. An Appropriate Assessment Screening Report has been submitted and concludes that a Natura Impact Report is not required and this is considered to be reasonable. Overall it is considered that the development as

proposed should not exercise a significant effect on the conservation status of any SAC or SPA and therefore an Appropriate Assessment is not necessary.

**Summary of relevant planning matters:**

Limerick County Development Plan 2010-2016  
Objective ED 018: Agricultural developments  
Section 10.8 Agricultural Development

**Services:**

Existing public mains.

**Submissions/objections:**

a) *Internal Submissions*

*Sarah McCutcheon Archaeologist recommends conditions*

Environment: Report from Agricultural Scientist: Report submitted that '*concludes that the proposal is satisfactory.*' Full report scanned in on planning enquiry

b) *External Submissions*

None.

c) *Objections*

None.

d) *Submissions from Elected Representatives*

None.

**Part V:**

N/A.

**Summary of key planning issues and assessment:** The site is approx. 23.1ha and is located in the townland of Appletown, approx. 970m northwest of Feohanagh village. The site is accessed via strategic regional road LR522 with a speed limit of 80pkm/h. The site is greenfield in agricultural use at present and is relatively flat in nature. The site is set back approx. 470m from the R522.

Permission is sought to construct two additional poultry house with GFA 1975m<sup>2</sup>. The Applicant proposes to breed 117,500 birds per cycle.

This application is relates to development which requires an Industrial Emissions Licence. An EIAR report has been submitted with the application.

Based on drawings submitted the design is in keeping with general poultry house design in terms of materials used, the roof ridge height is 5.440m and the building is 98.63m in length. Timber clad walls and metal cladding in grey proposed.

**Principle of Development**

The principle of extending the existing agricultural activities on the site is supported subject to the applicant addressing environmental concerns.

**Impact on Landscape**

The development would extend an existing farm complex into a greenfield area of the site. The development would be extensive and would more than double the scale of buildings within the farm complex. Nonetheless, the site is not particularly exposed, the proposed development would be read as part of the exiting farm complex, and the development could be screened with the use of appropriate landscaping. Subject to the provision a landscape plan and conditions relating to the

colour of the poultry houses and grain silo, the development could be successfully assimilated into the landscape.

#### Access and Transport

The applicant has provided as part of 17/1235 details of site access and egress, this work has been carried out as per application details. It is considered that there is sufficient sight stopping distances and sightlines from the proposed access.

#### Amenity

The development is not located in close proximity to residential properties, the nearest residential dwelling is within 400m of the proposed site. It is acknowledged that there is an existing operation on the site. The applicant has sought to address issues in relation to noise, odour, air quality and general noise and disturbance in the EIAR.

#### Drainage & Water Supply

Surface water details have been indicated

#### Environmental Impacts

The contents of the EIAR are noted and considered in the report below.

#### Appropriate Assessment

An Appropriate Assessment Screening Report has been submitted and concludes that a Natura Impact Report is not required and this is considered to be reasonable.

#### **Contributions:**

Not applicable as Agricultural development

#### **Environmental Impact Assessment Report**

##### Requirement for an EIAR:

Under the Planning and Development Regulations 2001 (as amended), Schedule 5, Part 1 (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.

Under the Planning and Development Regulations 2001, Schedule 5, Part 2 (1)(e)(i)

Installations for the intensive rearing of poultry or pigs with more than-

- (e) (i) Installations for intensive rearing of poultry not included in Part 1 of this Schedule which would have more than 40,000 places for poultry.

#### Non-technical summary

The EIAR includes a non-technical summary, which sets out the context of development, the relevant legislation and the proposed development. This section gives an overview of the development and its impacts, with reference to Natura 2000 sites, natural heritage areas, human beings, material assets, and architectural, archaeological and cultural heritage.

#### *Planning Authority comments*

The contents of the technical summary are noted.

#### **1. Introduction**

Chapter 1 sets out a general introduction to the proposed development and EIAR, including policy, legislation, and the consultation and scoping for the EIAR.

*Planning Authority comments*  
Contents of chapter 1 are noted.

## 2. Scoping and Consultation

### *Description*

Chapter 2 sets out the consultation, scoping and impacts in accordance with EPA guidance. It provides details of the structure of the EIAR, the evaluation criteria for the EIAR, the project team and a guide to the document.

*Planning Authority comments*  
Contents of chapter 2 noted.

## 3. Alternatives

### *Description*

Chapter 3 provides detailed analysis of the background and context for the development. This chapter sets out alternative considerations, sites and alternative processes. It also examines site context.

*Planning Authority comments*  
Contents of chapter 3 noted.

## 4. Potential Impact of the Proposed Development

### *Description*

Chapter 4 analyses potential impacts under the following headings: Effects on Landscape, Effects on Human Beings, Effects on Land and Soil, Employment, Settlement and Social Patterns, Flora and Fauna, Mitigation Measures and Recommendations. Mitigation includes rodent control and weed control. Biodiversity to be maintained by additional screen planting and increasing hedgerows on site.

*Planning Authority comments*  
The contents of Chapter 4 are noted.

## 5. Consideration for Alternatives

### *Description*

Chapter 5 sets out the details for Groundwater and Surface Water

Adverse effect on groundwater from the proposed development should be nil, as there will be no process discharge to ground and any minimal risk of accidental leakage or spillage of polluting liquid on the site. The proposed development will be carried out on an impermeable concrete base, with proper storm and soiled water separation and collection facilities. It should be noted that the proposed development will operate on a dry manure basis, whereby the manure will be removed from the houses at the end of each batch and removed off site to Wexford composting on the same day. It will be managed as dry manure thus eliminating the risk of any leak to groundwater. The only soiled water from the proposed development will arise due to washing down of poultry houses.

The volume of water needed for the farm once the proposed development has been completed will be proportionate to the proposed stock levels. The existing water supply on the farm is from the local public water scheme which will also serve the proposed development. According to the Geological Survey of Ireland the groundwater aquifer classification appropriate to the site and the surrounding area is classed as Regionally Important Aquifer Karstified (diffuse) Figure 3: GSI Groundwater Aquifer, with a vulnerability rating of Low (L) vulnerability Figure 4: Groundwater/Vulnerability Map. As the proposed development will operate on a dry manure basis, whereby the manure will be removed from the houses at the end of each batch and removed off site to Wexford composting on the same day by a licenced contractor, there is minimal risk to groundwater supplies in the area of the site.

The only discharge from the site to surface waters will be the discharge of rainwater from roofs and clean yards to field drainage dyke immediately south of the proposed development towards the adjacent watercourse (river Deel).

*Planning Authority comments*  
This contents of this chapter are noted.

## 6. Effects on Air

### *Description*

Chapter 6 sets out the potential effects of dour emissions. *Planning Authority comments*  
Contents of chapter 6 noted.

## 7. Effects on Climate Change

### *Description*

Chapter 7 indicates that climate change shall not significantly impact the development. methodology for disposing of organic fertiliser. As part of appropriate Assessment the applicant has included details of SCAIL Modelling Report indicating limited additional Atmospheric Contributions as a result of development. Details of outputs – organic fertiliser are also indicated.

### *Planning Authority comments*

Contents of chapter 7 noted.

## 8. Visual Impact

### *Description*

Due to distance form Regional Road and other sensitive receptors it is not considered development shall have significant negative impact

### *Planning Authority comments*

Contents of chapter 8 noted.

## 9. Effects on Archaeology

### *Description*

References report carried out for application 17/1235, no reason to suspect the presence of archaeological sites/features

### *Planning Authority comments*

Contents of chapter 9 noted.

## 10. Effects on Material Assets

### *Description*

Chapter 10 describes the physical characteristics of the development and the development is sufficient distance away from sensitive receptors so as to have no impact on material assets.

### *Planning Authority comments*

Contents of chapter 10 noted.

## 11. Description of likely significant effects of the proposed development arising:

### *Description*

Chapter 11 describes the physical characteristics of the development and impacts of the development with regard to the following:

Construction and existence of proposed development, Use of natural resources, emissions of pollutants, creation of nuisance, elimination of waste, risk to human helath, Class A disease, impact of the project on climate, forecasting methods used to assess the effects on the environment, Cumulative and Transboundary effects, Inter-relationships

## Matrix Indicating the Inter-relationships between EIA factors

Adverse effect on groundwater from the proposed development should be nil, as there will be no process discharge to ground and any minimal risk of accidental leakage or spillage of polluting liquid on the site. The proposed development will be carried out on an impermeable concrete base, with proper storm and soiled water separation and collection facilities. It should be noted that the proposed development will operate on a dry manure basis, whereby the manure will be removed from the houses at the end of each batch and removed off site to Wexford composting on the same day. It will be managed as dry manure thus eliminating the risk of any leak to groundwater. The only soiled water from the proposed development will arise due to washing down of poultry houses.

The volume of water needed for the farm once the proposed development has been completed will be proportionate to the proposed stock levels. The existing water supply on the farm is from the local public water scheme which will also serve the proposed development. According to the Geological Survey of Ireland the groundwater aquifer classification appropriate to the site and the surrounding area is classed as Regionally Important Aquifer Karstified (diffuse) Figure 3: *GSI Groundwater Aquifer*, with a vulnerability rating of Low (L) vulnerability Figure 4: *Groundwater/Vulnerability Map*. As the proposed development will operate on a dry manure basis, whereby the manure will be removed from the houses at the end of each batch and removed off site to Wexford composting on the same day by a licenced contractor, there is minimal risk to groundwater supplies in the area of the site.

The only discharge from the site to surface waters will be the discharge of rainwater from roofs and clean yards to field drainage dyke immediately south of the proposed development towards the adjacent watercourse (river Deel).

*Planning Authority comments*  
Contents of chapter 11 noted.

### 12. Environmental Management

#### *Description*

Chapter 12 describes the physical characteristics of the development and impacts of the development with regard to Environmental Management. The report considers mitigation and enhancement measures, residual impacts, cumulative impacts and the summaries and conclusions with regard to water and hydrology.

*Planning Authority comments*  
Contents of chapter 12 noted.

### 13. Summary

The report concludes that the proposed development is not likely to have a negative significant effect on the Environment

#### Conclusion

The EIAR is set out in a logical and structured manner, and the methodology for assessment is reasonable.

**Final assessment where Further Information submitted-** The proposed development by reason of its size, scale and mass is acceptable to the sustainable development of the area and consistent with Limerick County Development Plan Policy Section 10.8.

**Contributions: Agricultural Exempt**



## Recommendation:

I recommend that planning permission be granted subject to conditions:

### First Schedule

Having regard to the nature of the proposed development, it is considered that subject to compliance with the conditions as set out in the Second Schedule, the proposed development would be in accordance with the proper planning and sustainable development of the area.

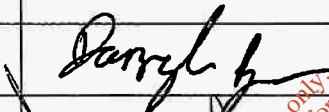

### Second Schedule

1. Std 1 insert 12/04/21 → 02/06/21
2. All mitigation and monitoring measures proposed in the Environmental Impact Assessment Report (EIAR), dated received on the 12/04/21, shall be implemented in full.  
Reason: In the interest of proper planning and sustainable development.
3. All mitigation measures proposed in the Odour management plan received on the 12/04/21, shall be implemented in full.  
Reason: In the interest of proper planning and sustainable development.
4. Std 9
5. Std 10
6. Std 45
7. Std 52
8. Std 54
9. Std 167 incl 'leak detection'
  - d) Conditions set out in Council Directive 2007/4/EC shall be adhered to
  - e) Best practice shall be followed at all times – Reference guidance set out in "EPA Integrated Pollution Control Licensing – Batneec Guidance Note for the Poultry Production Sector".
10. The proposed development of 2 no poultry house shall accommodate a maximum of 80,000 birds in total.  
Reason: In the interests of orderly development and the proper planning and sustainable development of the area.
11. Best practice shall be followed to ensure that odour & noise nuisance does not arise post-development.  
Reason: In the interest of residential amenity.
12. Std 116
13. Roof covering/sidings shall be a dark colour PVC coated steel or shall be painted in a dark colour e.g. dark green, dark grey, dark brown, dark red. The material finish and colour to be submitted for the written agreement of the Planning Authority prior to the commencement of development.  
Reason: In the interest of proper planning and sustainable development and to assist in assimilating the development into the rural landscape.

14. The transport of poultry manure shall be in suitably contained, leak proof vehicles.  
Reason - In the interest of public health and amenity.
15. Any alteration to the disposal method for litter and casualty birds shall only be implemented with the prior written approval of the planning authority.  
Reason: In the interest of public health and amenity.
16. Prior to the commencement of development a vermin control plan shall be submitted to and agreed with the planning authority in writing.  
Reason - In the interest of public health and amenity.
17. Cleaning of the poultry units and removal of spent litter shall not occur during the hours 1900-0800 Monday to Friday or at any time during Saturday, Sunday or Public Holiday.  
Reason - In the interest of public health and amenity.
18. The developer shall maintain on site, at his expense, a register for each calendar year for which shall be available for the inspection of Limerick City & County Council at all reasonable times and which shall include a record of times and dates of transportation of chicken litter, volumes of litter transported, names of authorised litter disposal contractors and final destination of the litter. Transporter shall submit all such records to the Council.  
Reason - In the interests of public health and pollution control.
19. Std 115
20. All poultry litter shall be exported to Custom Compost, Gorey, Co. Wexford (as per letter from C. Compost dated 9<sup>th</sup> February 2021 and letter from MJ Kehoe Transport Ltd. dated 9<sup>th</sup> February 2021). Where it is proposed to export poultry litter to any outlet other than Custom Compost the Council shall be informed in advance of any such movements.  
Reason – In the interest of environmental protection and in particular the prevention of pollution of surface waters.
21. Where it is proposed to remove a section of hedgerow to facilitate construction works an equal length of hedgerow shall be planted in advance of removal on another part of the farm (refer to Teagasc information leaflet : -“ Planting a Stockproof Hedgerow”)  
Reason - In the interest of biodiversity and visual amenity.
22. The developer shall preserve, protect or otherwise record archaeological materials or features that may exist within the site by ensuring that all ground disturbance associated with the site development is archaeologically monitored. In this regard, the developer shall –
- Notify the Planning Authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development.
  - Employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works.
  - Submit the name of the suitably qualified archaeologist to the Planning Authority four weeks in advance of the commencement of any site works (including site investigations).
  - Submit on completion of the ground works a report detailing the results of the archaeological monitoring works to the Department of Housing, Local Government & Heritage and the Planning Authority. The report shall contain a drawing showing the exact extent of the area that was archaeologically monitored certified by the archaeologist. In the event that the

development is phased, interim reports shall be submitted at each stage showing the area monitored and giving preliminary results.

- e) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The Development Applications Unit, National Monuments Service, Department of Housing, Local Government & Heritage and the Planning Authority Archaeologist shall be informed immediately. The developer shall be prepared to be advised by the National Monuments Service, Department of Housing, Local Government & Heritage and the Planning Authority with regard to any necessary mitigating action.
- f) Should an archaeological excavation be required then the following shall apply: the developer shall provide satisfactory arrangements for the recording and excavation of any archaeological material that may be considered appropriate to excavate and shall undertake to complete all post excavation analysis up to final report stage. Within twelve months of the completion of the excavation a final report (in the format recommended in the Guidelines for Authors of Reports on Archaeological Excavations 2006 National Monuments Service) shall be submitted to the Planning Authority  
Reason - In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

<b>Assistant Planner (Print Name)</b>		<b>Date:</b>
<b>Signature:</b>		2/6/21
<b>Senior Executive Planner</b>		02/03/21

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07 21/467

Section 47 Y/N

Part V Y/N

Please prepare Managers Order for my signature Y/N \_\_\_\_\_

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## Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environment Impact Assessment, August 2018

### Chapter 4 Procedural Issues

- 4.1 The EIA Directive requires that EIA be carried out in an open and transparent manner with the public and bodies with specific environmental responsibility being given an opportunity to comment and participate in the process of assessment (Article 6 of the Directive). The public concerned and persons with sufficient interest must also be given an opportunity to challenge the substantive and procedural legality of the final decision. (Article 11 of the Directive).

#### Planning Officer Comment:

*Section 4.1 was complied with throughout the planning process relating to File Ref. No 21/467. The file was referred to internal and external bodies for comment as well as publicly advertised and submitted to the EIA portal on the Departments website, a national data base.*

- 4.2 In order to comply with the requirements of section 171A and section 172 and the requirements of Articles 6 and 11 of the EIA Directive, it is essential that an assessment of the environmental effects of relevant projects is carried out by the competent authority and that the assessment is clearly documented with a "paper trail" being available for public scrutiny and to facilitate and defend any legal challenge. To facilitate ease of communication etc., the 'paper trail' should also be in electronic format.

#### Planning Officer Comment:

*Section 4.2 was complied with throughout the planning process relating to File Ref. No 21467.. The necessary 'paper trail' exists on the public planning file and Planners Report.*

- 4.3 In the case of applications being considered by a planning authority, internal planning authority reports (water services, environment, roads, etc.) on the proposed development should contain comments on the relevant information and assessment contained in the EIAR e.g. reports from the water services/environment section should comment on relevant issues relating to water quality. The main report on the planning application which would generally be prepared by the planner in the planning section/department (the planner's report) should co-ordinate the reports from various sections within the planning authority and should contain a section clearly identified as an "Environmental Impact Assessment Report" – this section of the planner's report will hereafter be referred to as "the EIAR". That is, "the EIAR" is a section or chapter of the planner's report, which section or chapter should be headed "Environmental Impact Assessment Report". (Chapter 6 of the Development Management Guidelines for planning authorities (June 2007) contains detailed advice in relation to planners' reports). In the case of an application being dealt with by the Board, an EIAR should similarly be contained in the Inspector's Report unless a separate report is prepared on the EIA.

#### Planning Officer Comment:

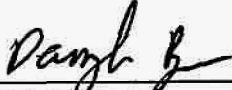
*Section 4.3 was complied with throughout the planning process relating to File Ref. No 21/467. The EIA Report is set out in the original Planner's Report and is headed "Environmental Impact Assessment Report (EIAR)": "*

- 4.4 The EIA Directive and the Planning Act require that an assessment be carried out by the competent authority, i.e. the planning authority or the Board. It is, accordingly, necessary that the decision-maker in the planning authority (i.e. the manager or person to whom the decision-making power has been delegated) or in the Board, as appropriate, carries out an assessment. Therefore, the decision-maker must indicate in a written statement that he or she has read the EIA Report referred to above and/or any other report, which the

decision-maker relies on in carrying out the assessment and either has accepted the conclusions of the planner/Board's Inspector, in whole or in part or has not accepted such conclusions. Where the decision-maker does not accept some or all of the conclusions drawn by the planner/Inspector in the EIA Report, he or she must in the written statement give reasons as to why he or she does not accept the conclusions in question. This written statement should be independent of the decision of the decision-maker as to whether to grant or refuse permission for the development. An example of a decision-maker's written statement, which may be appropriately adapted, is set out in Appendix 5.

**Planning Officer Comment:**

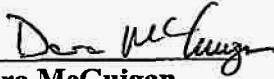
*Please see attached EIA Report.*



**Darragh Ryan**  
Assistant Planner



**Donogh O'Donoghue**  
Senior Executive Planner



**Dara McGuigan**  
A/Senior Executive Officer

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**Planning Report**  
**Limerick City & County Council**

**File No:** 21/467  
**Applicant:** Jerry McAuliffe  
**Location:** Appletown Feohanagh Co. Limerick  
**Dev. Description:** PERMISSION for the construction of two poultry houses, office/control room and all associated site works. The application relates to development which comprises or is for the purposes of an activity requiring an Industrial Pollution & Control Licence, now replaced by an Industrial Emissions Licence. An Environmental Impact Assessment Report(EIAR) has been submitted as part of the planning application

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It is noted that the environmental impact assessment carried out by the Planners and reported on in the report dated 12/04/21 has been carried out giving full consideration to the environmental impact assessment report (EIAR) submitted with the application, all submissions and observations validly made in relation to the environmental effects of the development (and the views provided by the Planning Service of Northern Ireland – under section 174 of the Planning and Development Act 2000, as amended).

It is considered that the report dated 12/04/21 contain a fair and reasonable assessment of the likely significant effects of the development on the environment. Having regard to the character of the landscape in the area, the proposed use on site it is considered that subject to conditions the proposal is acceptable.

**Signed:** Dara McGuigan  
**Dara McGuigan**  
**A/ Senior Executive Officer**  
**Limerick City and County Council**  
**Dated 8<sup>th</sup> day of June 2021**

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