



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,
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Tipperary County Council,
Civic Offices, Nenagh,
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TO: Doon Farm Enterprises Limited
c/o Aidan Kelly
Molough
Newcastle
Clonmel
Co. Tipperary

REF NO: 19/600609

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

DEVELOPMENT: construction of (i) loose dry sow house with underground slatted effluent tank and all associated site works

LOCATION: Doon Araglin Co. Tipperary

PERMISSION was granted on 27/08/2019 for the development described above subject to the Notification of Decision to grant PERMISSION made on 23/07/2019

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**

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. 19600609

Application Received: 04/06/2019

In pursuance of the powers conferred upon them by the above mentioned Acts, Tipperary County Council has by Order dated 23/07/2019 decided to grant you PERMISSION for development of land namely:- **construction of (i) loose dry sow 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

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: 23rd July, 2019

Tipperary County Council

Schedule of Conditions – File Reference Number 19600609

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 4/6/2019
(b) This grant of permission for retention 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. Within one month of the date of this order, 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 €4,207.50 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	765	Permission	€4,207.50

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).



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Tipperary County Council

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

TO: Doon Farm Enterprises Ltd
c/o Seamus Lynch
T/A Corroville Designs
Planning & Design Consultant
Belville, Kilmeedy
Co Limerick

REF NO: 16/601143

DEVELOPMENT: and the indefinite continuation of the use of the extensions constructed to the fattening houses weaner house and associated works at the farmyard complex. The development comprises of an activity in relation to which an Industrial Emissions Directive License (formally IPPC License) is required

LOCATION: Doon Araglin Co. Tipperary

PERMISSION FOR RETENTION was granted on 27/07/2017 for the development described above subject to the Notification of Decision to grant PERMISSION FOR RETENTION made on 22/06/2017

SIGNED ON BEHALF OF
DIRECTOR OF SERVICES

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Planning Application Documents
for Viewing Purposes Only!

TIPPERARY COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000, (as amended)

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

TO: Doon Farm Enterprises Ltd
c/o Seamus Lynch
T/A Corroville Designs
Planning & Design Consultant
Belville, Kilmeeady
Co Limerick

Ref No. 16601143

Application Received: 12/12/2016, 13/4/2017 & 30/5/2017

In pursuance of the powers conferred upon them by the above mentioned Acts, Tipperary County Council has by Order dated 22/06/2017 decided to grant you PERMISSION FOR RETENTION for development of land namely:- **and the indefinite continuation of the use of the extensions constructed to the fattening houses weaner house and associated works at the farmyard complex. The development comprises of an activity in relation to which an Industrial Emissions Directive License (formally IPPC License) is required 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 3 , PAGES 1 TO1)

If there is no appeal against the said decision, a Grant of PERMISSION FOR RETENTION 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 FOR RETENTION, planning permission will cease to have effect. See Section 40 of the Planning and Development Act, 2000.

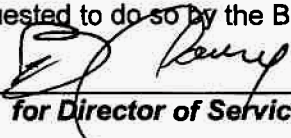
FOOTNOTE: An appeal against a decision of a Planning Authority under the Planning and Development Acts 2000 - 2010 may be made to An Bord Pleanala, 64 Marlborough Street, Dublin 1 (Tel. (01) 8588100). All Appeals either by the applicant or a third party must be received by An Bord Pleanala within four 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

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: 22nd June, 2017

Tipperary County Council

Schedule of Conditions – File Reference Number 16601143

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 retained, carried out and completed in accordance with the drawings and documentation submitted with the planning application on the 12/12/2016 as amended by the plans and particulars received on 13/4/2017 and notices received on 30/5/2017 as significant further information in response to a further information request issued on 10/2/2017.

b) This grant of permission for retention does no authorised increased stocking rates above that previously permitted at this facility.
Reason: To clarify the terms of the permission.
2. All surface water runoff from the development shall be collected and shall drain to the existing surface water collection system on site. Surface waters shall not discharge onto the public road or adjoining property.
Reason: To avoid interference with other properties and to prevent damage to the public road with consequent traffic hazard.
3. 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 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 €9,818.16 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	1,785.12 sq m	<i>Retention</i>	€9,818.16

€9,818.16 is payable within one month of the date of this order.

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).

SOUTH TIPPERARY COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 TO 2010

PLANNING & DEVELOPMENT REGULATIONS 2001 TO 2010

NOTIFICATION OF A GRANT

TO: P J and Charlie Ryan
c/o NRGE Ltd
Moonesfort
Lattin
Co Tipperary

PLANNING REGISTER NUMBER:11/349
APPLICATION RECEIPT DATE: 12/08/2011

In pursuance of the powers conferred upon it by the above mentioned Acts, South Tipperary County Council have by Order decided to grant PERMISSION to the above named, for the development of land, namely:-

construct a new dry-sow house in accordance with the requirements of Welfare Regulations as per SI No. 48 of 2003 and the proposed development will not increase stock numbers on the facility

At **Doon Araglin Kilworth Co Cork**

in accordance with the plans and documentation lodged with this application hereby GRANT the PERMISSION subject to 6 conditions. It should be noted that this PERMISSION will expire on:

31st day of October 2016

Signed on behalf of
South Tipperary County Council.


County Secretary

Date: 1st November 2011

NOTE:

The permission herein granted shall, on the expiration of the period indicated above, cease to have effect as regards:-

- (1) In case the development to which the permission relates is not commenced during the period, the entire development and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

It should be noted that the grant of outline permission does **NOT AUTHORISE** commencement of works. Permission consequent on the grant of an Outline Permission **must** be obtained **before** any works commence.

You must submit a COMMENCEMENT NOTICE in accordance with the Building Control Regulations 1991 prior to starting any work as a result of this Grant of Permission, except in the case of a permission for retention.

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SOUTH TIPPERARY COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS, 2000 - 2010

159703

COUNTY MANAGER'S ORDER

ORDER NO.

Subject: Planning Permission

Ref No. 11/349

WHEREAS by Manager's Order No.158766 dated the 29th April 2011, William McEvoy, County Manager for South Tipperary County Council did pursuant to powers conferred on him by Section 154 of the Local Government Act 2001, delegate unto me certain powers, functions and duties as set out therein.

NOW THEREFORE pursuant to the delegation of the said powers, functions and duties aforesaid, I, **Sinead Carr, Director of Services, HEREBY DECIDE**, pursuant to the provisions of the Planning and Development Acts, 2000 to 2010, to **GRANT PERMISSION** as set out hereunder in accordance with the application received. This PERMISSION shall be subject to 6 conditions and reasons specified in the Schedule attached hereto. 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

NAME OF APPLICANT:

P J and Charlie Ryan

ADDRESS OF APPLICANT:

c/o NRGE Ltd
Moonesfort
Lattin
Co Tipperary


LOCATION OF DEVELOPMENT:

Doon
Araglin
Kilworth

NATURE OF DEVELOPMENT:

construct a new dry-sow house in accordance with the requirements of Welfare Regulations as per SI No. 48 of 2003 and the proposed development will not increase stock numbers on the facility

Signed:



Director of Services

Date:

 September 2011

SOUTH TIPPERARY COUNTY COUNCIL

Planning & Development Acts 2000 to 2010

Ref. No. In Planning Ref: 11/349

Page 1/2

Schedule referred to in Order No. 159703

SCHEDULE

1. Save where modified by the following conditions, the proposed development shall carried out and completed in accordance with the drawings and documentation submitted with the planning application on the 12th August 2011.

Reason: In the interest of proper planning and sustainable development.

2. The stocking rate of this facility shall not be increased over and above the existing levels as stated in the application documentation unless subject to a grant of permission to do so.

Reason: In the interests of clarity and orderly development.

3. The development shall be undertaken in accordance with the requirements of the European Communities (Good Agricultural Practice for Protection of Waters) Regulation, 2006 and/or any relevant regulations enacted subsequent to the 2006 Regulations but prior to the commencement of the proposed development. In particular, the development shall be designed and undertaken so as to minimize the generation of soiled water. In addition, the design, capacity and structural integrity of storage facilities shall prevent run-off or seepage therefrom.

Reason: In the interest of public health and to provide for the protection of the environment.

4. Slurry generated by the proposed development shall be disposed of by spreading on land, or by other means agreed in writing with the planning authority. The location, rate and time of spreading (including prohibited times for spreading) and the buffer zones to be applied shall be in accordance with the requirements of the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations, 2006.

Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.

5. Prior to the commencement of the development, a nutrient management plan for the facility shall be submitted to the Planning Authority for written agreement. This nutrient management plan shall include details of all lands to be used for spreading of effluent generated from the proposed development.

Reason: In the interest of orderly development.

SOUTH TIPPERARY COUNTY COUNCIL

Planning & Development Acts 2000 to 2010

Ref. No. In Planning Ref:

11/349

Page 2/2

Schedule referred to in Order No.

159703

SCHEDULE

6. The transportation of farmyard wastes (slurry, silage effluent, and contaminated surface water) via the public road shall be carried out in a sealed and watertight tanker/container such that no spillage of deleterious matter can occur onto the public road. Should such a spillage occur the developer shall take all necessary steps to clean same immediately.

Reason: In the interest of traffic safety and public health.

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SOUTH TIPPERARY COUNTY COUNCIL
VIEWING PURPOSES ONLY

SOUTH TIPPERARY COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS, 2000 TO 2010

PLANNING AND DEVELOPMENT REGULATIONS 2001 - 2010

**NOTIFICATION OF DECISION TO GRANT IN ACCORDANCE WITH
SECTION 34 OF THE 2000 ACT.**

P J and Charlie Ryan
c/o NRGE Ltd
Mooresfort
Lattin
Co Tipperary

Ref No. 11/349

APPLICATION RECEIPT DATE: 12/08/2011

FURTHER INFO RECD

Having regard to:

- the nature and extent of the proposed development;
- the policies of the south Tipperary County Development Plan 2009 and

it is considered that, subject to compliance with the conditions set out in the attached Schedule, the proposed development;

- would not seriously injure the amenities of the area or of property in the vicinity;
- would not be unduly obtrusive on the landscape;
- would, therefore, be in accordance with the proper planning and sustainable development of the area.

In pursuance of the powers conferred upon it by the above-mentioned Acts, South Tipperary County Council has by Order dated 28th September 2011 decided to GRANT PERMISSION to the above named for development of land, as follows:-

construct a new dry-sow house in accordance with the requirements of Welfare Regulations as per SI No. 48 of 2003 and the proposed development will not increase stock numbers on the facility

At: Doon Araglin Kilworth

Subject to the 6 conditions and reasons therefore as set out in the schedule attached.

If there is no appeal against the said decision, a GRANT 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 appeal details overleaf).

IT SHOULD BE NOTED THAT UNTIL A GRANT OF PERMISSION OR PERMISSION CONSEQUENT ON THE GRANT OF AN OUTLINE PERMISSION HAS BEEN ISSUED, THE DEVELOPMENT OR RETENTION IN QUESTION IS NOT AUTHORISED.

Signed on behalf of South
Tipperary County Council 
County Secretary.

Dated:.....28th.....September 2011

SOUTH TIPPERARY COUNTY COUNCIL

Planning & Development Acts 2000 to 2010

Ref. No. In Planning Ref:

11/349

Page 1/2

SCHEDULE

1. 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 12th August 2011.

Reason: In the interest of proper planning and sustainable development.

2. The stocking rate of this facility shall not be increased over and above the existing levels as stated in the application documentation unless subject to a grant of permission to do so.

Reason: In the interests of clarity and orderly development.

3. The development shall be undertaken in accordance with the requirements of the European Communities (Good Agricultural Practice for Protection of Waters) Regulation, 2006 and/or any relevant regulations enacted subsequent to the 2006 Regulations but prior to the commencement of the proposed development. In particular, the development shall be designed and undertaken so as to minimize the generation of soiled water. In addition, the design, capacity and structural integrity of storage facilities shall prevent run-off or seepage therefrom.

Reason: In the interest of public health and to provide for the protection of the environment.

4. Slurry generated by the proposed development shall be disposed of by spreading on land, or by other means agreed in writing with the planning authority. The location, rate and time of spreading (including prohibited times for spreading) and the buffer zones to be applied shall be in accordance with the requirements of the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations, 2006.

Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.

5. Prior to the commencement of the development, a nutrient management plan for the facility shall be submitted to the Planning Authority for written agreement. This nutrient management plan shall include details of all lands to be used for spreading of effluent generated from the proposed development.

Reason: In the interest of orderly development.

SOUTH TIPPERARY COUNTY COUNCIL

Planning & Development Acts 2000 to 2010

Ref. No. In Planning Ref:

11/349

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SCHEDULE

6. The transportation of farmyard wastes (slurry, silage effluent, and contaminated surface water) via the public road shall be carried out in a sealed and watertight tanker/container such that no spillage of deleterious matter can occur onto the public road. Should such a spillage occur the developer shall take all necessary steps to clean same immediately.

Reason: In the interest of traffic safety and public health.

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