

**CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 - 2010
NOTIFICATION OF DECISION TO GRANT Permission
(with conditions)**

Reference No. in Planning Register 12/05695

Michael Monagle
C/O Makeway Consultants Ltd
Riverstown Business Park
Tramore
Co. Waterford

In pursuance of the powers conferred upon them by the above mentioned Act and for the reason set out in the First Schedule hereto, the Council of the County of Cork has by Order dated **21/09/2012** decided to **GRANT Permission** for the development of land namely:

Construction of a dry sow house and dry sow service house

At: Annakisha North, Doneraile, Co. Cork

In accordance with the plans and particulars submitted by the applicant

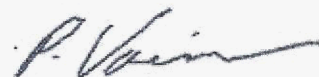
On: 03/08/2012, as amended on 11/09/2012

And subject to the conditions (10no.) set out in Column 1 of the Second Schedule attached hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the schedule.

An appeal against a decision of the Planning Authority may be made to An Bord Pleanála by any authorised person before the EXPIRATION of the period of FOUR WEEKS beginning on the day of the giving (i.e. Date of Order) of the decision of the Planning Authority. (SEE NOTES ATTACHED)

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

Signed on behalf of the said Council



Peter Varian
Senior Staff Officer

Date: 21/09/2012

SEE NOTES ATTACHED

Please note that pursuant to S.34(3) of the Act, the Planning Authority has had regard to submissions or observations received in accordance with these Regulations.

In accordance with Article 20, site notice shall be removed on receipt of this notification.

FIRST SCHEDULE

Planning Ref. No. 12/05695

Having regard to the development plan objectives for the area and the pattern of development in this rural area, it is considered that subject to compliance with conditions attached in the Second Schedule, the proposed development would not seriously injure the amenities of the area and would not be prejudicial to public health and, therefore, would be in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

No.	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 03/08/2012 and as per the archaeological assessment dated 09/08/2012 save where amended by the terms and conditions herein.	In the interests of clarity.
2	The remains of the newly identified archaeological site (including a 3m buffer) occurring within the development site shall be fully archaeologically excavated by a suitably qualified archaeologist. The work shall be conducted by the archaeologist under licence from the National Monuments Service of the Department of Arts Heritage & Gaeltacht and the Planning Authority and in accordance with a Method Statement to be agreed with the National Monuments Service. No ground works are to take place on site in the absence of the archaeologist. The applicant/developer shall facilitate the archaeologist in recording any material found. The Method Statement shall show that satisfactory arrangements have been agreed with the developer in relation to costs and time for excavation, post excavation, research, the recording, removal and storage of any archaeological remains which may be considered appropriate to remove and for the publication of the final report. The National Monuments Service and the Planning Authority shall be furnished with a report describing the results of the excavation. A summary of the results of the excavation shall be published in the Mallow Field Club Journal.	To preserve items of archaeological importance
3	The applicant is required to engage the services of a suitably qualified archaeologist to monitor all topsoil removal/ground works associated with the development outside the area archaeologically excavated (as per condition). In the event that archaeological material is found during the course of monitoring, the archaeologist shall have work on the site immediately stopped and notify the Local Authority Archaeologist and National Monuments Service of	To preserve items of archaeological importance.

	<p>the Department of Arts Heritage and the Gaeltacht. No further surface clearance shall take place, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Local Authority Archaeologist and National Monuments Service of the Department of Arts Heritage and the Gaeltacht with regard to any necessary mitigating action (e.g. preservation in situ, or excavation). The applicant shall facilitate the archaeologist in recording any material found. The Planning Authority and National Monuments Service of the Department of Arts Heritage and the Gaeltacht shall be furnished with a written and digital report describing the results of the monitoring and excavation report where necessary.</p>	
4	<p>The public roads adjacent to the site shall be kept clean of mud and debris at all times</p>	<p>In the interests of visual amenity and road safety.</p>
5	<p>Surface water shall not be permitted to flow onto the public road from the site.</p>	<p>To prevent the flooding of the public road.</p>
6	<p>The developer shall consult with the Planning Authority in regard to any proposed off site or on site disposal of excavated soil or other construction and demolition waste generated by the development and shall submit details of proposed disposal sites prior to removal from site.</p>	<p>To safeguard the amenity of the area</p>
7	<p>Any solid waste including soil & stone arising on the site shall be recycled as far as possible. Materials exported from the site for recovery, recycling or disposal shall be managed at an approved facility and in such a manner as is agreed with the Planning Authority. Adequate on site arrangements shall be made to the satisfaction of the planning authority for the storage of recyclable materials prior to collection.</p>	<p>To protect the amenity of the area</p>
8	<p>Where a wheel wash is provided at the facility the applicant shall provide a separate exclusive soiled water storage tank at the wheel wash, of adequate capacity to enable the structure to be washed and maintained clean to prevent the transmission of disease into or out of the facility.</p>	<p>To control spread of disease</p>
9	<p>The operator shall maintain on the site, at his own expense, a register for each year which shall include a</p>	<p>In the interests of environmental protection</p>

	<p>record of all movement of pig manure from the pig unit, including details of:</p> <p>a) Date, time and vehicle registration number of vehicle removing manure,</p> <p>b) Weight & Volume of manure removed.</p> <p>c) Name, Address & Herd Number of the holding where the manure is being exported to.</p> <p>The register shall be available for inspection by authorised officers of the planning authority at all reasonable times.</p>	
10	<p>The developer shall consult with the Planning Authority in respect of any proposed waste generating activity that may be carried out at the facility and shall comply with the requirements of the authority in respect of waste disposal and recovery. All solid wastes arising on the site shall be recycled as far as possible.</p>	To prevent Environmental Pollution

CORK COUNTY COUNCIL
Planning & Development Acts 2000 – 2010

Michael Monagle
C/O Makeway Consultants Ltd
Riverstown Business Park
Tramore
Co. Waterford

Planning Register No: 12/05695

Application by: Michael Monagle

**Of: C/O Makeway Consultants Ltd, Riverstown Business Park, Tramore,
Co. Waterford,**


On: 03/08/2012

For: Construction of a dry sow house and dry sow service house

At: Annakisha North, Doneraile, Co. Cork,

Further to Notice dated the 21/09/2012 Cork County Council hereby conveys a grant of **Permission** for the application described above subject to the conditions set out in the schedule attached to the said Notice dated 21/09/2012 of its intention to grant **Permission**

Signed on behalf of Cork County Council



Peter Varian

DATE: 30/10/2012

NOTE FOR GUIDANCE OF DEVELOPERS

A grant of Planning Permission or Permission Consequent on the grant of Outline Permission does NOT of itself empower a person to carry out a development unless that person is otherwise legally entitled to do so. Unless otherwise stated or unless it is revoked a Permission or Permission Consequent on the Grant of Outline Permission is valid for a period of five years.

Any development which takes place prior to the payment of a financial contribution required by any of the conditions attached to a Permission or Permission Consequent on the grant of Outline Permission will be unauthorized until compliance with the condition or conditions.

Please note that there is an onus on developers to ensure that there is no danger to the public as a result of the proposed development.

SENIOR EXECUTIVE PLANNER'S REPORT

APPLICATION NO.	12/05695
APPLICANT	Michael Monagle
DESCRIPTION	Construction of a dry sow house and dry sow service house
LOCATION	Annakisha North Doneraile Co. Cork
DECISION DUE DATE	27/09/2012

Assessment

Assessment

Background

The site (is an existing pig facility at Annakisha North. c 4km south of Doneraile.

The application relates to a new building for animal welfare compliance

The farm is licensed by the EPA

The proposed building is to accommodate one dry sow house and one weaner house.

Main outputs are pig and pig manure production. Main inputs are feed and water.

The Blackwater SAC is 1.2 km south of the site. The Carrig river (which joins the Blackwater) is 1km to the south, and this river is fed by streams that arise from the pig farm.

Description of proposed development

The current proposal is for two sheds 29.m x 44m and 41 x 29.4m , with a total floor area of 2496 sq.m. They are proposed to be built in the exact same location as that previously approved, albeit smaller configuration.

Planning History

Under 12/5086 permission was granted for a dry sow house and a weaner house, divided into two for sows and weaners. The total floor area was 4750 sq.m It is 72.8m x 47.6m and 5.9m high (dry sow house) 27x 47.6 m and 5.8m high (weaner)

95/1435- Permission granted to Michael Monagle for Extension to existing pig unit

SENIOR EXECUTIVE PLANNER'S REPORT

99/1130- Permission granted for Dry sow house & retention of fattening & isolation houses & extensions to farrowing, dry sow, weaner & fattening houses, office, mixing room & meal bins

04/730- Outline permission granted for to James William and Jonathan Treacy with residency clauses on both.

I note from the planning report on that file that the applicants (Treacys) sold the piggery in 1994.

04/2916- Outline Permission granted to Kay Courtney for a dwelling. It was noted she was a daughter of the landowner, and site was on the Courtney Family landholding.

06/4254 James William Treacy- permission granted for a dwelling on a site to the northwest of the current site.

It is noted that part of the subject lands of the subject site are in the ownership of James Treacy and consent has been given for the current applicant to utilise his lands for the current application.

The buildings are to the south of existing buildings. There will be mass concrete tanks under the ground level.

The overall site well landscaped and screened with existing mature trees and hedgerows on the south, western and eastern boundaries.

Appropriate Assessment

A screening statement for Appropriate Assessment has been submitted (May 2012) and concludes there is no potential significant effects of the proposed development or in combination with other developments on designated areas.

It is noted that part of an existing agriculture field (of limited ecological value) will be removed to facilitate the development

It is noted that providing site facilities are correctly designed and proper working procedures are strictly adhered to, no impacts on existing watercourses are expected either during construction or operation. (para 3.2.2 Screening statement) All buildings are to be built to Dept of Agriculture specification to ensure protection of water resources.

There will be no significant increase in air emission or pig manure. Organic manure will be applied to land in accordance with SI 610 of 2010.

Section 4 lists Mitigation measures to be employed, including:

-avoidance of contamination of local watercourses, with use of buffer zones of 20m for main river channels and 5m for small watercourses during application of pig slurry.

- spreading should only take place when suitable climatic and environmental conditions exist.

EIS

SENIOR EXECUTIVE PLANNER'S REPORT

An EIS has also been submitted and a field based habitat and species assessment was undertaken.

It is noted that with regard to alternatives examined – the site is adjoining existing pig buildings and well secluded from the general public, there are no viable alternatives to the scale of the existing farm. Large scale is necessary for viability.

Alternative pig manure application techniques were examined e.g. anaerobic digestion and it is note the main benefits would be odour minimisation, and harnessing of methane gas but given the importation of additional nutrients for the feedstock for the Digester and the marginal financial viability of these treatments.

Human beings

Existing site is 4.2 ha. Currently 14 workers in pig farm. Proposals will create jobs in the construction industry

The proposed development will not affect the value of adjoining property which is agricultural.

Visual impact is insignificant given seclusion.

No increase in traffic in long term ,- just increase in construction phase only.

Active vermin control program on site.

Flora and fauna

Habitat map prepared. Mainly comprised of improved agricultural grassland. No significant ecological features on site.

Soils etc -

Department of Agriculture Food and the Marine monitor application of pig manure for the existing farm to ensure compliance with SI 610- of 2010. Volume of water in the pig manure will increase slightly due to power washing of proposed dry sow house, overall volume of pig manure will not change as no increase in pig numbers. Therefore no changes in impact on soil nutrient levels.

Water

Existing ground and surface waters at the pig farm is analysed every quarter. Existing ground water quality is good, surface water quality is stated to be variable being typical given the ambient water quality in the area (non technical summary p6)

Potential impacts are

- increases in volumes of water
- Potential contamination from leaking slurry tanks

SENIOR EXECUTIVE PLANNER'S REPORT

- Deep excavation that could affect ground water flow
- any increase in pig manure production could have impacts on water quality
- Volume of storm water will increase by 36%

It is stated there will be no significant impact on water quality if the slurry tanks area built to be leak proof, and the design of the storm water system is adequate for the increased volume.

Air

Main sources of air emissions are respiration and digestion in pigs and pig manure stored on site, and spread on lands. As there is no change in pig numbers and slurry tanks will be covered as its currently the case ,. No changes expected.

Noise

Impact on dwellings not significant. The closest dwelling is 280m from the proposed development.

Archaeology

Test trenches were recommended for the proposed development site. It is noted that following monitoring/testing under condition of **12/5086**- which provided for 6 trenches to be dug, archaeology was found. I note archaeological assessment submitted dated 09/08/2012.

An enclosure ditch was detected- no archaeological artefacts were uncovered for the ditch –a pre 1841 dated is considered its lack of inclusion in OS maps.

The applicant is aware of the emerging archaeological requirements in relation to the site and has confirmed he will proceed with excavation rather than consider a revised location for the buildings, that would not impact on the archaeology.

The Council Archaeologist is satisfied with the proposals for excavation.

Objections

As of 16/07/2012 no objections have been shown on Odyssey System.

SENIOR EXECUTIVE PLANNER'S REPORT

Internal Reports

The **Archaeologist** has no objection subject to condition regarding excavation.

The **Area** engineer has no objection subject to conditions

The **Environment** section has no objection. Currently the facility accommodates 780 sows, it is stated the current application will not result in changes to pig numbers on site.

It is noted that the site is licensed by EPA Integrated Pollution Control licence. The licence requires recording of all waste production, storage and disposal.

Prescribed bodies etc Observations

Health Service Executive – The Environmental health Officer has no objection.

It is noted the farm has won awards for its high level of cleanliness, landscaping of the site and entrance avenue.

I note a white/blackthorn hedge is proposed to be planted along the southern boundary, to screen it from the southern agricultural fields.

The existing facility (licensed by the EPA) and proposed extension which will not result in an increase in animal numbers, but to cater for animal welfare purposes is noted. The submitted EIS and appropriate assessment screening statement is also noted.

The letter sent from the Director of services to IFA, and received on **12/07/2012** and relating to non-levying of contributions where no herd numbers are increased is noted.

Further to satisfaction of our environment and engineering section, permission is recommended subject to the following conditions.

Melissa Walsh

Senior Executive Planner

20/09/2012

Conclusion

Grant Application

Conditions/Reasons

SENIOR EXECUTIVE PLANNER'S REPORT

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SENIOR EXECUTIVE PLANNER'S REPORT

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SENIOR EXECUTIVE PLANNER'S REPORT

	satisfaction of the planning authority for the storage of recyclable materials prior to collection.	
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SENIOR EXECUTIVE PLANNER'S REPORT

Melissa Walsh

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20/09/2012