

CORK COUNTY COUNCIL

Local Government (Planning & Development) Acts, 1963 - 1993

TO: MICHAEL MONAGLE
c/o Michael Sweeney,
M.S. Farm Services,
Mooresfort, Lattin,
Co. Tipperary

Planning
Register No: N/99/1130

Application by MICHAEL MONAGLE

Of c/o Michael Sweeney, M.S. Farm Services,
Mooresfort, Lattin, Co. Tipperary

On 09/03/99 & as amended by drawings & revised documentation on 15/04/99
and 03/08/99 and 11/02/00

for Dry sow house & retention of fattening & isolation houses &
extensions to farrowing, dry sow, weaner & fattening houses,
office, mixing room & meal bins

at ANNAKISHA NORTH, DONERAILE

Further to Notice dated 07/04/00 the Cork County Council hereby
conveys a grant of PERMISSION for the application described above
subject to the conditions set out in the schedule (if any) attached
to the said Notice dated 07/04/00 of its intention to grant
PERMISSION.

Signed on behalf of Cork County Council

Planning Dept.,
County Hall,
Cork.

Date: 10/05/00

NOTE FOR GUIDANCE OF DEVELOPERS

A grant of Planning Permission or Approval 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 is valid for a period of five years.
Approval is valid only for the period of the Outline Permission to
which it relates.

Any development which takes place prior to the payment of a financial
contribution required by any of the conditions attached to a permission
or approval will be unauthorised 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.

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C O R K C O U N T Y C O U N C I L

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963-1993

NOTIFICATION OF DECISION TO GRANT PERMISSION (with conditions)

Reference No. in Planning Register
N/99/1130

MICHAEL MONAGLE
c/o Michael Sweeney,
M.S. Farm Services,
Mooresfort, Lattin,
Co. Tipperary

In pursuance of the powers conferred upon them by the above mentioned
Acts the Council of the County of Cork have by Order dated -7 APR 2000
decided to GRANT PERMISSION for the development of land namely;

Dry sow house & retention of fattening & isolation houses &
extensions to farrowing, dry sow, weaner & fattening houses,
office, mixing room & meal bins
AT: ANNAKISHA NORTH, DONERAILE

in accordance with the plans and particulars submitted by the applicant

On: 09/03/99
& as amended by drawings & revised documentation on 15/04/99
and 03/08/99 and 11/02/00

and subject to the conditions (16 No.) set out in column 1 of the
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 Pleanala by any person before the EXPIRATION of the period of
ONE MONTH 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 Pleanala.

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

Planning Department,
County Hall,
Cork.

Signed on behalf of the said Council

DATE:


-7 APR 2000

-7 APR 2000

SEE NOTES ATTACHED

C O R K C O U N T Y C O U N C I L

Application Reg. Ref. No. N/99/1130

FIRST SCHEDULE.

Having regard to the rural agricultural location and to the established use of the site it is considered that, subject to compliance with conditions set out in the attached second schedule, the proposed development would not be prejudicial to public health and would not seriously injure the amenities of the area and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

Reference No. in Planning
Register: 99/1130

Column 1 - Conditions

Column 2 - Reason

(1)

The combined no. animals to be housed in the proposed and existing development shall not exceed the following numbers of their combined equivalent:

To ensure the satisfactory housing of animals on site.

3,900 fattening pigs
649 dry sows
94 maiden gilts
131 suckling sows
2,668 weaners
20 boars.

These shall be housed in accordance with details lodged with the Planning Authority.

(2)

All uncontaminated surface water run-off from roofs etc., shall be discharged to soakways or to watercourses and shall not be discharged to or allowed to enter the slurry holding tanks.

To safeguard the amenities of the area.

(3)

The disposal of pig effluent by either bandspreading or soil injection shall be limited to a period of 3 years from the date of grant of permission. Prior to the termination of the three year period the applicant shall submit to and agree with the Planning Authority a proposal for alternative method of treatment or disposal of effluent.

To safeguard the amenities of the area.

(4)

The pig housing unit shall have a back up water supply.

To ensure the satisfactory housing of animals on site.

(5)

In the event of water drawdown in the proposed well(s)

To safeguard the amenities of the area.

SECOND SCHEDULE

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Reference No. in Planning Register: 99/1130

Column 1 - Conditions

Column 2 - Reason

interfering with neighbouring well supplies, the developer shall rectify the matter at his own expense. Additionally in the event of effluents from the development causing an adverse impact on water supplies from a public health point of view, the developer shall be wholly responsible for rectifying same.

(6)

A standby power system shall be available in the event of power failure.

To ensure the satisfactory housing of animals on site.

(7)

Septic tank and percolation area shall be designed, constructed, laid out and maintained to conform with the provisions of S.R.6 (1991) NSAI Standard Recommendation for Septic Tank Systems. The use of soakpits instead of percolation area is not acceptable. Human effluent from the unit shall drain to a separate sewage tank and not into the animals effluent tanks.

To ensure satisfactory design, construction and maintenance of the septic tank drainage system.

(8)

A lorry and wheel wash facility shall be provided on site in accordance with the details submitted to the Planning Authority on 03/08/1999.

To safeguard the amenities of the area.

(9)

The developer shall hire a qualified archaeologist to monitor all future earth moving and sub-surface work to be undertaken in this development. In the event of any archeological evidence being found, provision is to

To safeguard the amenities of the area.

SECOND SCHEDULE

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Reference No. in Planning Register: 99/1130

Column 1 - Conditions

Column 2 - Reason

be made for an archeological excavation at the developer's expense. The National Museum and the Office of Public Work's National Historic Monuments and Historic properties Division are to be contacted if any such excavations are to begin. In this regard the developer shall:

a) notify the Planning Authority in writing at least four weeks in advance of the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development.

b) provide satisfactory arrangements for the recording and removal of any archaeological material which may be considered appropriate to remove.

(10)

The developer shall submit as required by the Planning Authority, accurate record drawings to scale 1/500 of roads, footpaths, foul and storm sewers including depths and locations of manholes, and locations of house services; watermains including locations of valves, hydrants and other fittings; public lighting and open space areas. These drawings shall be of such a scale that the plan of the development can be clearly seen with all tanks, foul pipes, surface water pipes and their ultimate discharge locations.

To facilitate future maintenance of the roads and services.

(11)

Surface water shall not be permitted to flow onto the

To prevent the flooding of the public road.

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SECOND SCHEDULE

Reference No. in Planning
Register: 99/1130

Column 1 - Conditions

Column 2 - Reason

public road from the site.

(12)

In the event of an outbreak of disease requiring the depopulation of the herd, if burial is considered the preferred option, a lined burial pit and associated works shall be constructed in accordance with the details submitted to the Planning Authority.

To safeguard the amenities of the area.

(13)

In the event that the applicant proposes to use alternative or additional spreadlands, whether in County Cork or otherwise, the applicant shall obtain prior written consent from Cork County Council. In addition full details of these spreadlands shall be submitted to the Planning Department and shall include location maps and nutrient management plans.

To safeguard the amenities of the area.

(14)

Within a period of one month prior to the date of commencement of the development, but no later than such date, the developer shall pay to Cork County Council a sum of £5,000 updated in accordance with the Consumer Price Index from the date of grant of Permission/Approval to the value pertaining at the time of payment, as a contribution towards the expenditure proposed to be incurred by the Council in the provision of road improvement works which will facilitate the proposed development. The payment of the said contribution shall be subject to the following:- (a) Where

It is considered appropriate that the developer should contribute towards the expenditure to be incurred by the Council in respect of these works which will facilitate the proposed development.

SECOND SCHEDULE

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Reference No. in Planning Register: 99/1130

Column 1 - Conditions

Column 2 - Reason

the proposed works are, within a period of 7 years from the date of payment of the full contribution or final instalment payment thereof, not commenced, the return of the contribution or the instalments thereof, paid during that period. (b) Where the proposed works are, within a period of 7 years from the date of payment of the full contribution or final instalment payment thereof, carried out in part only, or in such a manner as to facilitate the proposed development to a lesser extent, the return of a proportionate part of the contribution or the instalments thereof paid during that period. (c) Payment of interest at the prevailing interest rate payable by the Council's Treasurer on the Council's General Account on the contribution or any instalments thereof that have been paid, so long as and in so far as it is or they are retained unexpended by the Council.

No development shall take place until the monies have been paid to the Council.

(15)

Plot no.'s 14, 15 and 17 as outlined on layout submitted on 09/03/1999 shall be excluded from use as landspreading areas.

To protect the regional aquifer.

(16)

Landscaping proposals shall be completed and certified to the satisfaction of the Planning Authority within four months of the date of grant of this

To safeguard the amenities of the area.

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SECOND SCHEDULE

Reference No. in Planning
Register: 99/1130

Column 1 - Conditions

Column 2 - Reason

permission.

PLANNERS REPORT FOR REGISTRATION NO: 99/1130 Page: 1
Name: MICHAEL MONAGLE
Development: Dry sow house & retention of fattening & isolation houses & extensions to farrowing, dry sow, weaner & fattening houses, office mixing room & meal bins
Location: ANNAKISHA NORTH, DONERAILE

Permission is sought for the retention of fattening and isolation houses and extensions to farrowing, dry sow, weaner and fattening houses associated with a large piggery situated 3 miles south of Doneraile town.

This appears to be a long standing operation and permission was granted in 1995 for an extension to the piggery subject to 11 conditions. (see 95/1435).

The site is located well back of the adjacent county road and is not problematic from a visual amenity standpoint.

The Planning Authorities principle concerns in relation to the current proposals relate to the the environmental issues raised.

I recommend the application be deferred pending compliance by the applicant of the items raised in the Deputy Co. Engineers attached report.

John Ronayne,
Area Planner.
5/5/99.

The outstanding engineering and environmental matters in relation to this proposal have now been adequately addressed.

I recommend permission be granted subject to the attached schedule of 16 no conditions: + *landscaping see below*

Approved 24/09/99

[Signature]
John Ronayne,
Area Planner.
23/9/99.

The Engineering sections of the Cork are now satisfied with this proposal & specific conditions have been set out by the D.E in his report of 23.09.99. The specific concerns raised by SWRFB are environmental & therefore a matter for the CEA. A condition requiring that landscaping as set out in submission be completed & certified to us on completion to be included by 30.01.2000

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PLANNERS REPORT FOR REGISTRATION NO: 99/1130 Page: 1
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Development: Dry sow house & retention of fattening & isolation houses & extensions to farrowing, dry sow, weaner & fattening houses, office, mixing room & meal bins

Location: ANNAKISHA NORTH, DONERAILE

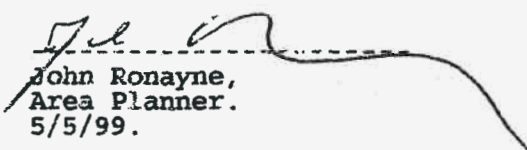
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