

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

Local Government (Planning & Development) Act 2000

TO: MARTIN O'DONOVAN  
C/o Michael Sweeney,  
M.S. Farm Services,  
Mooresfort, Lattin,  
Co. Tipperary

Planning  
Register No: W/03/0647

Application by MARTIN O'DONOVAN

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

On 19/02/03  
And as amended by Drawings on 19/03/03

for Extension to farrowing house, dry sow house, 3 no. weaner  
houses, fattening house, utility shed/store, wheelwash facility,  
septic tank & associated works

at COOLIGBOY, TIMOLEAGUE

Further to Notice dated 15/04/03 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 15/04/03 of its intention to  
grant PERMISSION

Signed on behalf of Cork County Council

Planning Dept.,  
Model Business Park,  
Model Farm Road, Cork.

*P. Sweeney*  
Date: 21/4/03

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NOTE FOR GUIDANCE OF DEVELOPERS

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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 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  
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) ACT 2000

NOTIFICATION OF DECISION TO GRANT  
PERMISSION  
(with conditions)

Reference No. in Planning Register  
W/03/0647

MARTIN O'DONOVAN  
C/o Michael Sweeney,  
M.S. Farm Services,  
Mooresfort, Lattin,  
Co. Tipperary

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 have by Order dated

15 APR 2003

decided to GRANT PERMISSION  
for the development of land namely;

Extension to farrowing house, dry sow house, 3 no. weaner  
houses, fattening house, utility shed/store, wheelwash facility,  
septic tank & associated works

AT: COOLIGBOY, TIMOLEAGUE

in accordance with the plans and particulars submitted by the applicant

On: 19/02/03

And as amended by Drawings on 19/03/03

and subject to the conditions ( 3 No.) 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.

Planning Department,

Signed on behalf of the said Council

County Hall,

Cork.

DATE:

15 APR 2003

SEE NOTES ATTACHED

FIRST SCHEDULE.

Planning Application Ref. No. W/03/0647

Having regard to the location of the proposed development within a predominantly rural area within an established farmyard, it is considered that, the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of the area, and would be in accordance with the proper planning and sustainable development of the area.

SCHEDULE

Reference No. in Planning  
Register: 03/0647

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Column 1 - Conditions

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Column 2 - Reason

(1)  
The applicant shall provide a surface cut off drain across the entrance to the development, the details of which will be agreed to with the Council's Area Engineer prior to the commencement of construction.

To maintain proper roadside drainage.

(2)  
A landscaping scheme to include details of trees to be retained and removed, new trees to be planted, including details of numbers, size, locations and details of areas to be seeded and planted, shall be submitted to and agreed with the Planning Authority prior to the commencement of development. All landscaping and planting works in accordance with this agreed scheme shall be carried out in the first planting season following occupation of the premises.

In the interests of visual amenity and the proper development of the site.

(3)  
The holding tank capacity for slurry and soiled water in the proposed extended development shall be a minimum of 11, 712 cu. m.

To ensure adequate capacity in the holding tank for soiled water.

Name: MARTIN O'DONOVAN

Development: Extension to farrowing house, dry sow house, 3 no. weaner houses, fattening house, utility shed/store, wheelwash facility, septic tank & associated works

Location: LIGBOY, TIMOLEAGUE

**PROPOSAL:**

The applicant is seeking permission to extend an existing piggery by:

1. extending an existing farrowing house,
2. extending an existing dry sow house,
3. adding three "weaner houses",
4. providing a utility shed with accommodation facilities and associated septic tank and percolation area,
5. a wheel wash facility off the entrance to the complex,
6. planting new screening around the development, and
7. undertaking the associated site works.

An EIA submitted with the application provides information on, amongst others, regulations pertaining to such developments and EC policy, bodies consulted, description of the proposals (including waste generation and its disposal, availability of vehicles and agreements with farmers in the vicinity who would use pig manure), impacts and mitigation measures and monitoring.

**SITE DESCRIPTION:**

The site is situated south of Local Road L-8086, approximately 1.6km west of Timoleague.

The development is in a farming area.

**SITE NOTICE:**

The site notice was legible and correctly displayed at the times of the Area Engineer's and Area Planner's site inspections on 11/03/03 and 10/04/03 respectively.

**CONSULTATION:**

The Area Engineer does not object to the development provided that details of the surface water drain be agreed to before construction commences and that agreement also be reached on the programme for the proposed landscaping.

The Area Engineer also indicated that the requirements of the Council's Environment Department in respect of the handling, storage and disposal of slurry and other effluent would also need to be met.

The Council's Senior Executive Scientist has indicated that the production unit is currently licensed under an Integrated Pollution Control (IPC) License (License Reg. No. 621) issued on 21/02/03 by the Environmental Protection Agency. The Planning Authority was advised to issue the applicant a cover letter, with any grant of permission, that would advise the applicant that the development should be in compliance with the IPC Licence already granted for the existing facility. The Council was also advised to notify the Environmental Protection Agency of any grant of planning permission.

with regard to this facility.

The Senior Executive Scientist further requires that two conditions be attached to the permission:

1. Constuction work shall not commence until the proposed development has been approved by the Environmental Protection Agency under the IPC License.
2. The holding tank for slurry and soiled water in the proposed extended development shall be a minimum of 11,712 cubic metres.

The applicant can also be advised of these conditions by cover letter.

It is RECOMMENDED that permission for this development be GRANTED, subject to the further conditions set out below.

*Zac Froneman*

Z.J.Froneman, Area Planner. (11/04/03)

AS PER CONDITIONS ①, ② & ③

CONSULTANT, PLEASE ALSO ISSUE C/L

AS PER ① ABOVE.

*[Handwritten signature]*  
4/5/03, 11/4/03