

Planning Report
Limerick County Council

File No: 12-245

Applicant: Pat Kenny

Location: Coolanoran, Newcastle West, Co. Limerick.

Development Description: the construction of two poultry houses, two soiled water tanks and associated site works (this application relates to development which comprises or is for the purposes of an activity requiring an integrated pollution control licence. An environmental impact statement (EIS) has been submitted as part of the planning application)

Decision Due: 10/07/2012

1) Site Notice:

25/04/2012 G.O'Keeffe

2) Description of existing and proposed development and site analysis:

This is an application for permission for the construction of two poultry houses, two soiled water tank and associated site works (this application relates to development which comprises or is for the purpose of an activity requiring an integrated pollution control licence. An environmental impact statement (EIS) has been submitted as part of the planning application)

The site is located approximately 470 metres north west of the junction with the N21 National Primary Road. The site is on the L-7001 third class county road linking the N21 to Ardagh. There are approximately 10-15 dwellings within a 400 metre radius of the application site. There is also another poultry house operation 150 metres to North West of application site.

The site area is 0.82 ha. Existing buildings are 2250 sq. metres. Applicant has proposed 2114 sqm of new build.

3) Photographs:

Scanned to file

4) Planning History:

11/43 – Pat Kenny - the construction of two poultry houses, a soiled water tank and associated site works (this application relates to development which comprises or is for the purpose of an activity requiring an integrated pollution control licence. An environmental impact statement (EIS) has been submitted as part of the planning application) – Refused

5) Summary of relevant planning matters

Limerick County Development Plan 2010-2012

Screening for Appropriate Assessment

Description of project and site:

Site Location:	
Application accompanied by an EIS	
Site Size/land take:	

Identification of the relevant NATURA 2000 Sites

Distance to NATURA 2000 site (s)	c.5km
Conservation objectives/quantifying interests of the site and the factors contributing to the conservation value of the site, which are taken from the NATURA 2000 site synopses	NPWS - Special Protection Areas Aug 11: STACK'S TO MULLAGHAREIRKS, WEST LIMERICK HILLS AND MOUNT EAGLE SPA

Possible impacts arising from the proposed project

Potential Impacts:	Impact:	Significance:	Duration
Construction Phase:	n/a	n/a	n/a
Operational Phase:	n/a	n/a	n/a
Cumulative Impact of development – taken with other similar types of development in the designated site	n/a	n/a	n/a

Local Authority advice:

Comments of Heritage Officer	none
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NPWS advice:

Advice received:	none
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Screening Conclusion:

Conclusion	
(A) Is the project directly connected with or necessary to the nature conservation management of the site	No
(B) No potential for significant effects therefore Appropriate Assessment is not required	Having regard to distance from Natura Site, significant impact not considered likely.

(C) Significant effects are certain, likely or uncertain (in this situation seek a Natura Impact Statement from the applicant or reject the project, reject, if too potentially damaging or inappropriate	n/a
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6) Submissions/Objections:

HSE

Further Information Requested

Environment 14/05/2012

Recommends conditions in relation to odour, noise and litter disposal.

Archaeologist

Monitoring to be conditioned.

The Swans and the Snails Ltd. – Peter Sweetnam

Environmental Impact

7) Summary of key planning issues and assessment:

Proposed expansion of an existing poultry unit, up to 80,000 birds. The operation is subject to IPPC licence from the EPA and having regard to HSE report issues in relation to emissions to air, water groundwater and noise, vibration and odour are best managed and regulated by the provisions and controls of such a licence.

As per HSE report, the EPA Guidance notes on Best Available Techniques for the Internal Agricultural Sector states “poultry units should be sited a distance of preferably not less than 400 metres from the nearest neighbouring dwelling”. There are 10-15 houses within 400m radius, however subject to satisfactory environmental controls, the principle of expansion of an existing poultry unit in the rural area is acceptable in principle.

Further Information required as outlined below

8) Further Information

As outlined.

9) Refusal

10) Contributions:

ASSESSMENT OF FURTHER INFORMATION (Received 13/06/2012)

Further Information Requested as follows:

1. *Clarify the source of water supply serving the proposed facility. Conflicting information is provided in the EIS whereby Coolanoran Group Water Scheme and on-site private wells are identified as separate sources of supply.*

Letter received on 13/06/2012, there is a well on site but high in iron and ceased use over 10 years ago and now connected to group scheme.

2. *Reference is made in the EIS to "compost application" on page 4 of the Nutrient Management Plan for Poultry wash water. Clarify whether such reference is in connection with wash water disposal or solid waste disposal (litter waste) which is the subject of alternative arrangements as per Nutrient Management Plan submitted.*

Details Submitted

3. *Submit documentary evidence that on site arrangements for the proposed collection and disposal of litter waste are by an authorised waste contractor in accordance with Waste Management (Collection Permit) Regulations 2007.*

Details Submitted

4. *Submit confirmation that the proposed underground washwater storage tanks conform to Department of Agriculture, Food and Marine Specifications (s108,s213)*

Details Submitted

5. *Submit details on the ultimate disposal of all contaminated surface water run-off from roofs and non –contaminated impervious areas of the site. The details as submitted with proposal refer only to disposal to an existing ditch/drain on site perimeter. Such detail should include location and design of sampling and inspection chambers at the outlets of surface water drainage systems, along with the identity and type of receiving water (river, ditch estuary, stream, lake)*

Details Submitted

Having regard to conversation with Aidan Leonard, Agricultural Scientist LCC, issues raised in his report can be covered by licence form EPA

Submission received on 25/6/12 from Dr. Patrick O'Connor, objector, is noted

RECOMMENDATION

Schedule 1

Having regard to the rural location of the site and the established use on site it is considered that subject to compliance with the conditions set out below, the proposed e is in accordance with the proper planning and sustainable development of the area.

Schedule 2

1. Std. 167
2. Std. 279
3. Std. 168
4. Std. 172
5. Std. 174
6. Std. 177
7. Std. 178

Gráinne O'Keeffe

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Acting Senior Executive Planner

Dated: 29/06/2012

