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Date : 14th November, 2025.

To; Ms. Éilis Linehan,
The Environmental Protection Agency,
Industrial Control and Environmental Regulation Programme,
Office of Environmental Sustainability,
PO Box 3000,
Johnstown Castle Estate,
Co. Wexford.

Re: Further Notice under the EPA (Industrial Emissions) (Licensing) Regulations 2013, in respect of a licence review from Mr Paul Tully for an installation located at Moate Pig Unit, Ballinakill, Portlaoise, County Laois, R32 FX31.

Dear Ms. Linehan,

I write in response to your letter dated 19th August and the 4th of November, 2025 to Mr. Paul Tully in relation to the licence review P0710-04 as referenced above.

Regulation 9 Compliance Requirements:

In responding to Regulation 9 compliance requirements I have responded below in the same sequence as in your letter dated 19/8/2025.

1. Environmental Impact Assessment : The most up-to-date environmental impact assessment report (EIAR) dated September 2024 is being uploaded as part of this submission. There were no revisions of the EIAR beyond this date.
2. Storm water : At present “proposed SW2” does not exist. It is proposed that all the clean storm water from the new proposed buildings and from House 13 will be directed via SW2 (as proposed) to a soak-away north of the proposed house 14 and 15. SW2 will be constructed to allow a silt trap be installed and to allow for the collection of samples for monitoring purposes. This discharge is therefore to groundwater.
3. Water abstraction : I can confirm that GW1 is no longer in use at the site as it was not supplying sufficient water for the site. The pump can be removed and the well can be de-commissioned once permission is sanctioned by the EPA.

A new well as shown on the site plan attached with this submission is now in use and is supplying the farm with its water requirements (Grid reference as shown on the site plan S 48462 83088). The location of this well was incorrectly marked on the previous submission (i.e. submission dated 16th of July, 2025) in error. The well is correctly marked on the attached site plan and the site boundary as previously marked has been slightly adjusted to include this well in the installation.

4. Best Available Techniques (BAT) : We were unaware of the requirement for “external” storage for this development. We were under the impression that the use of the existing storage allied to Houses no. 1 and 4 were sufficient to comply with the BAT requirements.

In light of the requirement to provide external storage the applicant proposes to construct a covered underground slurry storage tank in an area to the north north west of Building no.14 (27 metres by 24 metres by 3 metres depth) to accommodate all the extra slurry from the new pig houses and provide over 1,900m³ of slurry on the site. This will provide over 26 weeks slurry storage for the fully occupied finisher houses. The difficulty with this is that planning permission will need to be approved and it is our understanding that we cannot move forward with this application until a decision is made by An Bord Pleanála on the existing proposal, which we hope to receive in the coming weeks (as it is now over 11 months after the appeal was submitted). This solution will be progressed immediately once a decision is issued by An Bord Pleanála.

An outline of the “proposed external storage” is shown on the updated site plan.

Mr. Tully is also looking at a suggestion of supplying an anaerobic digestion plant with slurry which would greatly reduce level of “external” storage required on the site. A proposal on this will be made if firm progress in this regard is made over the next month or so.

5. Site Plan : An electronic version of the most up to date site plan is being uploaded as part of this submission with the site boundary slightly amended to include the well supplying water to the site. Ground water well GW1 is not marked on the site as it is no longer in use as stated earlier in this document.

For the sake of clarity please see below a Table showing the roof water monitoring points for the proposed installation.

Discharge Point	Existing/Proposed	Grid Reference/Location	Discharged To	Discharge Point Controls	Notes
SW1	Existing monitoring point	To the northwest of site	Percolation Area	Inspection Sump	Monitored under existing licence P0710-03
SW2	Proposed monitoring point	North of proposed house 14/15	Percolation Area	Inspection Sump fitted with silt trap to monitor water discharge from SW2	New proposed stormwater monitoring point with stone soakaway to north of it.
	Proposed soak - away to serve SW2	To the north of proposed house 15	Stone soak - away	-	-

If you have any questions regarding the above, please do not hesitate to contact me.

Gerard McCutcheon

(Gerard McCutcheon, M.Agr.Sc., M.Sc.)
Pig Enterprise Advisor