

ENVIRONMENTAL PROTECTION AGENCY ACT 1992 AS AMENDED

NOTIFICATION OF A PROPOSED DETERMINATION OF AN APPLICATION FOR AN INDUSTRIAL EMISSIONS LICENCE IN ACCORDANCE WITH SECTION 87(2) OF THE ENVIRONMENTAL PROTECTION AGENCY ACT 1992 AS AMENDED.

In pursuance of the powers conferred on it by the above mentioned Act the Agency proposes to determine the application for a licence application by: Deal View Farm Limited, Coolanoran, Newcastlewest, County Limerick, CRO Number 512164, Licence Register No. P1217-01, under Section 83(1) of the said Act in the following manner:

The applicant submitted the application, plans, documents and other particulars on 25/10/2024.

It is proposed, for the reasons hereinafter set out, to grant a licence to the above named applicant to carry on the following activity:

- 6.1 (a) The rearing of poultry in installations where the capacity exceeds 40,000 places,

at Coolanoran, Newcastlewest, County Limerick subject to the following twelve Conditions, with the reasons therefor and associated schedules attached thereto.

A copy of the Proposed Determination accompanies this notification.

OBJECTIONS AND ORAL HEARING REQUESTS

The applicant and any other person may object to the proposed determination, in accordance with Section 87(5) of the EPA Act 1992 as amended. In accordance with Section 87(12) of the EPA Act 1992 as amended, objections must be received at any time no later than:

22 December 2025

A person making an objection may request an oral hearing of the objection, in accordance with Section 87(6) of the EPA Act 1992 as amended at any time no later than the date specified above.

It is important to note that any objection to the proposed determination or a request for an oral hearing of the objection can be made on-line on the Agency's website at www.epa.ie, or alternatively sending it by prepaid post to the Headquarters of the Agency, or by leaving the objection or oral hearing request with an employee of the Agency at the Headquarters of the Agency in Wexford, **no later than 5.00 pm on the applicable date above.**

Note: The form and content of an objection is set out in the attached extract from the Environmental Protection Agency (Industrial Emissions) (Licensing) Regulations 2013. S.I. 137 of 2013.

The fees for an objection and request for an oral hearing of the objection are as set out in the Environmental Protection Agency (Licensing Fees) Regulations 1994 to 2006.



An objection against the proposed determination must include the grounds for the objection. An objection and a request for an oral hearing of an objection must **each** be accompanied by the appropriate fee, and be addressed to the **Environmental Protection Agency, P.O. Box 3000, Johnstown Castle Estate, County Wexford.**

In order to be considered valid, an objection and a request, each must also comply with the other statutory requirements in relation to objections and requests for oral hearings as set out in the EPA Act 1992, as amended, the EPA (Industrial Emissions) (Licensing) Regulations 2013 and the EPA (Licensing Fees) Regulations 1994 to 2013. Extracts from the Act and the Regulations accompany this notification.

In the event that:

- (a) no objection is taken against the proposed determination or
- (b) an objection or objections is or are taken against the proposed determination and the objection or objections is or are withdrawn,

the Agency will make its decision in accordance with the proposed determination and grant the licence as soon as may be thereafter.

A copy of the proposed determination may be downloaded from the Agency's website www.epa.ie or obtained from the Environmental Protection Agency, P.O. Box 3000, Johnstown Castle Estate, County Wexford.

Signed on behalf of the said Agency:


Tara Gillen, Authorised Person

Date of notification:

25 November 2025

Regulation 25 of the Environmental Protection Agency(Industrial Emissions) (Licensing) Regulations 2013

- Form and content of objection**
- (1) An objection shall-
 - (a) be made in writing,
 - (b) state the name and address of the objector,
 - (c) state the reference number given under Regulation 38(2) to the application or the review in the register of licences and the subject matter of the objection,
 - (d) state the grounds for the objection and the reasons, considerations and arguments on which they are based, and
 - (e) be accompanied by a fee specified in accordance with Section 99A of the Act of 1992.
 - (2) Without prejudice to Regulation 27, an objector shall not be entitled to elaborate in writing upon, or make further submissions in writing in relation to, the grounds for the objection stated in the objection, or to submit further grounds of objection and any such elaboration, submission or further grounds for the objection that is or are received by the Agency shall not be considered by it.
 - (3)
 - (a) An objection shall be accompanied by such documents, particulars or other information relating to the objection as the objector considers necessary or appropriate.
 - (b) Without prejudice to Regulation 27, the Agency shall not consider any documents, particulars or other information submitted by an objector other than the documents, particulars or other information which accompanied the objection.
 - (4) An objection shall be made -
 - (a) by sending the objection by prepaid post to the headquarters of the Agency, or
 - (b) by leaving the objection with an employee of the Agency at the headquarters of the Agency during office hours, or
 - (c) online via the website of the Agency where such facility is made available by the Agency.
 - (5) The Agency shall as soon as may be after receipt of an objection acknowledge such receipt.

Sections 87(6) & (7) of the Environmental Protection Agency Act 1992 as amended

Section 87

Processing of
applications for
licences or reviews
of licences

- (6) (a) A person making an objection under subsection (5) may request an oral hearing of the objection.
 - (b) (i) A request for an oral hearing of an objection shall be made in writing to the Agency and shall be accompanied by such fee (if any) as may be payable in respect of such request in accordance with regulations under Section 99A.
(ii) A request for an oral hearing of an objection which is not accompanied by such fee (if any) as may be payable in respect of such request shall not be considered by the Agency.
 - (c) A request for an oral hearing of an objection shall be made before the expiration of the appropriate period, and any request received by the Agency after the expiration of that period shall not be considered by it.
- (7) An objection, or a request for an oral hearing under subsection (6), shall be made-
- (a) by sending the objection or request by prepaid post to the headquarters of the Agency, or
 - (b) by leaving the objection or request with an employee of the Agency, at the headquarters of the Agency, during office hours, or
 - (c) by such other means as may be prescribed.

FEES FOR OBJECTIONS AND ORAL HEARINGS

Summary of Environmental Protection Agency (Licensing Fees) Regulations 1994 to 2013

The following is a summary of the provisions of the above referenced regulations. Please refer to the full regulations for exact provisions.

Fees for an objection

- (1) A fee shall be paid to the Agency in respect of an objection.
- (2) Subject to (3) below, the fee payable under (1) above shall be the amount indicated in column (3) of the table below opposite the appropriate mention of objection in column (2) of the table below.
- (3) Where an objection is made to the Agency by -
 - (a) a local authority,
 - (b) a planning authority,
 - (c) a sanitary authority,
 - (d) the National Monuments Advisory Council,
 - (e) the Heritage Council
 - (f) Inland Fisheries Ireland,
 - (g) Failte Eireann
 - (h) in the case of an activity any part of which is situate within the functional area of the Shannon Free Airport Development Company Ltd., that Company, and
 - (i) An Taisce - The National Trust for Ireland,
 the fee payable in respect of the objection shall be the amount indicated in column (3) of the table below opposite the mention of a reduced fee for an objection in column (2) of the table below.

Fee for request for an oral hearing

- (1) Where a person making an objection under Section 87(5) of the Act of 1992, as amended, requests an oral hearing of the objection, a fee shall be paid to the Agency by that person. The fee payable in respect of a request for an oral hearing shall be the amount indicated in column (3) of the table below opposite the mention of the fee for an oral hearing in column (2) of the table below.

Column (1)	Column (2)	Column (3)
Objection Fees	Objection by the applicant or licensee	€253
	Objection by any other person other than a person mentioned at 3 above	€126
Reduced Objection fee (see 3 above)	Reduced fee for an objection	€63
Oral Hearing Fee	Fee for request for an oral hearing	€100



Headquarters

P.O. Box 3000

Johnstown Castle Estate

County Wexford

Ireland

Industrial Emissions Licence

Proposed Determination

Licence Register Number:	P1217-01
Company Register Number:	512164
Applicant:	Deal View Farm Limited
Location of installation:	Coolanoran Newcastle West County Limerick

Introduction

This introduction is not part of this licence and does not purport to be a legal interpretation of this licence.

Deal View Farm Limited will operate a poultry (broiler) unit located at Coolanoran, Newcastle West, County Limerick.

The installation is currently operating at a capacity of 47,300 broilers within three poultry houses and is increasing to 80,000 broilers within four poultry houses.

The process involves the rearing of stock specifically bred for lean poultry meat production. Under a free-range operation, day old chicks delivered from the hatchery are held indoors for a four-week period. For the following three to four weeks they have access to the outdoor "range" area around each house during daylight hours but are closed in at night. Under a conventional operation, day old chicks will be delivered from the hatchery and reared indoors for approximately 5-7 weeks. For both proposals, at the end of the rearing cycle, the houses are destocked, and the birds are removed from the installation to the processing installation. Poultry litter (organic fertiliser) is removed, and the houses are cleaned. Following a period of up to two weeks, to allow for complete drying after the cleaning process, the houses are restocked.

The activity is above the IE licensing threshold of 40,000 places specified under Annex 1 of the Industrial Emissions Directive and the First Schedule of the EPA Act 1992 as amended. This licence limits the number of birds (broilers) housed at the installation to 80,000.

This licence sets out in detail the conditions under which Deal View Farm Limited will operate and manage this installation.

Table of Contents

Glossary of Terms.....	1
Decision and Reasons for the Decision	6
Part I Schedule of Activities Licensed.....	8
Part II Schedule of Activities Refused	9
Part III Conditions.....	10
Condition 1. Scope	10
Condition 2. Management of the Installation.....	11
Condition 3. Infrastructure and Operation	15
Condition 4. Interpretation	17
Condition 5. Emissions	18
Condition 6. Control and Monitoring.....	20
Condition 7. Resource Use and Energy Efficiency.....	25
Condition 8. Materials Handling	26
Condition 9. Accident Prevention and Emergency Response	29
Condition 10. Decommissioning and Residuals Management	30
Condition 11. Notification, Records and Reports	31
Condition 12. Financial Charges and Provisions	36
SCHEDULE A. Limitations	37
SCHEDULE B: Emission Limits and Monitoring.....	37
SCHEDULE C: Control of Emissions	39

Glossary of Terms

All terms in this licence should be interpreted in accordance with the definitions in the Environmental Protection Agency Act 1992 as amended/Waste Management Act 1996 as amended, unless otherwise defined in the glossary.

Accident	For the purpose of this licence an accident means an unplanned event that may result in pollution.
Activity	The meaning is taken as that set out in <i>Part 1 section 3(1) of the EPA Act 1992</i> , as amended.
AER	Annual Environmental Report.
Animal By-product Regulations	EU Animal By-product Regulation (EC) No. 1069 of 2009 and Regulation (EU) No. 142 of 2011, given legal effect by The European Union (Animal By-product) Regulations 2014 (SI No. 187/2014), laying down health rules as regards animal by-products and derived products not intended for human consumption and repealing Regulation (EC) No 1774/2002 (Animal By-products Regulation) as amended.
Annually	All or part of a period of 12 consecutive months.
Applicant	Deal View Farm Limited, Coolanoran, Newcastlewest, County Limerick.
Application	The application by the licensee for this licence.
Appropriate facility	A waste management facility or installation duly authorised under relevant law and technically suitable.
Approval	Approval in writing or electronically.
Attachment	Any reference to attachments in this licence refers to attachments submitted as part of this licence application.
BAT	Best Available Techniques (BAT) as described in the Commission Implementing Decision (CID) (EU 2017/302) of 15 February 2017 establishing best available techniques (BAT) conclusions, under Directive 2010/75/EU of the European Parliament and of the Council, for the intensive rearing of poultry or pigs. Reference to BAT numbers in the conditions of this licence are references to the BAT Conclusions according to how they are numbered in the aforementioned CID.
BAT conclusions	A document containing the parts of a BAT reference document laying down the conclusions on best available techniques, their description, information to assess their applicability, the emission levels associated with the best available techniques, associated monitoring, associated consumption levels and, where appropriate, relevant site remediation measures.
BAT reference document	A document drawn up by the Commission of the European Union in accordance with Article 13 of the Industrial Emissions Directive, resulting from the exchange of information in accordance with that Article of that Directive and describing, in particular, applied techniques, present emissions and consumption levels, techniques considered for the determination of best available techniques as well as BAT conclusions and any emerging techniques.
Biannually	At approximately six-monthly intervals.
Biennially	Once every two years.
BOD	5-day Biochemical Oxygen Demand (without nitrification suppression).
Broilers	Chickens reared for meat production.

CEN	Comité Européen De Normalisation – European Committee for Standardisation.
CID	Commission Implementing Decision (EU 2017/302) of 15 February 2017 establishing best available techniques (BAT) conclusions, under Directive 2010/75/EU of the European Parliament and of the Council, for the intensive rearing of poultry or pigs.
COD	Chemical Oxygen Demand.
Containment boom	A boom that can contain spillages and prevent them from entering drains or watercourses or from further contaminating watercourses.
CRO No.	Company Registration Number.
Customer farmers	Farmers who may use and/or recover organic fertiliser generated at the installation as fertiliser on their lands.
Daily	During all days of plant operation and, in the case of emissions, when emissions are taking place; with at least one measurement on any one day.
Day	Any 24-hour period.
Daytime	0700hrs to 1900hrs.
dB(A)	Decibels (A weighted).
Diffuse emissions	Non-channelled emissions which can result from 'area' sources (e.g. tanks) or 'point' sources (e.g. pipe flanges).
DO	Dissolved oxygen.
Documentation	Any report, record, results, data, drawing, proposal, interpretation or other document in written or electronic form which is required by this licence.
Drawing	Any reference to a drawing or drawing number means a drawing or drawing number contained in the application, unless otherwise specified in this licence.
EIA	Environmental Impact Assessment.
EIS	Environmental Impact Statement.
Emission limits	Those limits, including concentration limits and deposition rates, established in <i>Schedule B: Emission Limits and Monitoring</i> of this licence.
EMS	Environmental Management System. The aspect of the organisation's overall management structure that addresses immediate and long-term impacts of its products, services and processes on the environment.
Environmental damage	As defined in Directive 2004/35/EC of the European Parliament and of the Council of 21 April 2004 on environmental liability with regard to the prevention and remedying of environmental damage [2004].
EPA	Environmental Protection Agency.
Evening time	19:00 hrs to 23:00 hrs.
Facility	Any site or premises used for the purpose of the recovery or disposal of waste.
Farm	An installation as defined in Article 3(3) of Directive 2010/75/EU where pigs or poultry are reared.
Fortnightly	A minimum of 24-times per year, at approximately two-week intervals.

Freeboard	The difference in elevation between the maximum elevation of the wash water and the minimum elevation of the storage tank (i.e. the minimum spare vertical height between tank contents and point of over-topping).
Groundwater	Has the meaning assigned to it by Regulation 3 of the European Communities Environmental Objectives (Groundwater) Regulations 2010, SI 9/2010 as amended.
Hazardous substances	Substances or mixtures as defined in Article 3 of Regulation (EC) No 1272/2008 of the European Parliament and of the Council of 16 December 2008 on classification, labelling and packaging of substances and mixtures.
ha	Hectare.
Hours of operation	The hours during which the installation is authorised to be operational.
IE	Industrial Emissions.
IFI	Inland Fisheries Ireland.
Incident	The following must constitute an incident for the purposes of this licence: (i) an emergency, (ii) any emission which does not comply with the requirements of this licence, (iii) any malfunction or breakdown of key environmental abatement, control or monitoring equipment, (iv) any exceedance of the daily duty capacity of the waste handling equipment, (v) any trigger level specified in this licence, which is attained or exceeded, (vi) any indication that environmental pollution has, or may have, taken place.
Industrial Emissions Directive	Directive 2010/75/EU of the European Parliament and of the Council of 24 November 2010 on industrial emissions (integrated pollution prevention and control) (Recast).
Installation	A stationary technical unit or plant where the activity concerned referred to in the First Schedule of EPA Act 1992 as amended, is or will be carried on and must be deemed to include any directly associated activity, which has a technical connection with the activity and is carried out on the site of the activity.
Installation manager	The licensee or an authorised representative of the licensee with the appropriate seniority and authority to ensure compliance with the licence.
Intensive Pig and/or Poultry Unit	Activities which are required to hold an IE licence.
L_{Aeq,T}	This is the equivalent continuous sound level. It is a type of average and is used to describe a fluctuating noise in terms of a single noise level over the sample period (T).
L_{A,r,T}	The Rated Noise Level, equal to the L _{Aeq} during a specified time interval (T), plus specified adjustments for tonal character and/or impulsiveness of the sound.
Licensee	Deal View Farm Limited, Coolanoran, Newcastlewest, County Limerick, CRO Number: 512164
List of Wastes (LoW)	A harmonised, non-exhaustive list of wastes drawn up by the European Commission and published as Commission Decision 2014/955/EU as amended, by any subsequent amendment published in the Official Journal of the European Community.
Livestock	All animals kept for use or profit (including cattle, horses, pigs, poultry, sheep and any creature kept for the production of food, wool, skins or fur) as assigned to it by Regulation 4(1) of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (SI 113 of 2022).

Local Authority	Limerick City and County Council.
Maintain	Keep in a fit state, including such regular inspection, servicing, calibration and repair as may be necessary to perform its function adequately.
Manure	Animal faeces, urine, wash water and any associated feed or bedding.
Monthly	A minimum of 12-times per year, at intervals of approximately one month.
Nighttime	23:00 hrs to 07:00 hrs.
Noise-sensitive location (NSL)	Any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other premises or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.
Odour-sensitive location	Any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other premises or area of high amenity which for its proper enjoyment requires the absence of odour at nuisance levels.
Organic fertiliser	Any fertiliser other than that manufactured by industrial process and includes livestock manure, dungstead manure, farmyard manure, slurry, soiled water, silage effluent, non-farm organic substances such as sewage sludge, industrial by-products and sludges and residues from fish farms.
Owner/operator	IE licensee.
Potential emissions	Emissions which take place only under abnormal operating conditions. Examples include emissions from overpressure valves, bursting discs, and back-up generators.
Poultry	Fowl (chickens), turkeys, guinea fowl, ducks, geese, quails, pigeons, pheasants and partridges reared or kept in captivity for breeding, the production of meat or eggs for consumption, or for restocking supplies of game.
PRTR	Pollutant Release and Transfer Register.
Quarterly	All or part of a period of three consecutive months beginning on the first day of January, April, July or October.
Relevant Hazardous Substances	Those substances or mixtures defined within Article 3 of Regulation (EC) No 1272/2008 on the classification, labelling and packaging of substances and mixtures (CLP Regulation) which, as a result of their hazardousness, mobility, persistence and biodegradability (as well as other characteristics), are capable of contaminating soil or groundwater and are used, produced and/or released by the installation.
SAC	Special Area of Conservation designated under the Habitats Directive, Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.
Sample(s)	Unless the context of this licence indicates to the contrary, the term samples must include measurements taken by electronic instruments.
Soil	The top layer of the Earth's crust situated between the bedrock and the surface. The soil is composed of mineral particles, organic matter, water, air and living organisms.
SOP	Standard Operating Procedure.
SPA	Special Protection Area designated under the Birds Directive, Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds.
Specified emissions	Those emissions listed in <i>Schedule B: Emission Limits and Monitoring</i> , of this licence.

Standard method	A National, European or internationally recognised procedure (e.g. I.S. EN, ISO, CEN, BS or equivalent); or an in-house documented procedure based on the above references; a procedure as detailed in the current edition of "Standard Methods for the Examination of Water and Wastewater" (prepared and published jointly by A.P.H.A., A.W.W.A. and W.E.F.), American Public Health Association, 1015 Fifteenth Street, N.W., Washington DC 20005, USA; or an alternative method as may be approved by the Agency.
Storm water	Rainwater run-off from roof and non-process areas.
The Agency	Environmental Protection Agency.
Uisce Éireann	Uisce Éireann, Colvill House, 24/26 Talbot Street, Dublin 1.
Wash water	Rainwater run-off commonly mixed with manure, water derived from the cleaning of surfaces (e.g. floors) and equipment and water derived from the operation of air cleaning systems.
Waste	Any substance or object which the holder discards or intends or is required to discard.
Water Services Authority	Limerick City and County Council.
Weekly	During all weeks of plant operation and, in the case of emissions, when emissions are taking place; with at least one measurement in any one week.

Decision and Reasons for the Decision

The Environmental Protection Agency is satisfied, on the basis of the information available, that subject to compliance with the conditions of this licence, any emissions from the activity will comply with and will not contravene any of the requirements of section 83(5) of the Environmental Protection Agency Act 1992 as amended.

The Agency has applied the Commission Implementing Decision (CID) of 15/02/2017 establishing Best Available Techniques (BAT) Conclusions, under Directive 2010/75/EU of the European Parliament and of the Council for the intensive rearing of poultry or pigs as a reference when setting licence conditions.

The Agency accordingly proposes to grant a licence to Deal View Farm Limited to carry on the activity listed in *Part I, Schedule of Activities Licensed*, subject to the conditions set out in *Part III Conditions*.

In reaching this decision the Agency has considered the application, Register Number: P1217-01 and the supporting documentation received from the applicant, the submission received, the Inspector's Report dated 20 November 2025, and has carried out an Environmental Impact Assessment (EIA) and an Appropriate Assessment Screening of the likely significant effects of the activity on European Sites. The Agency has performed its functions in a manner consistent with section 15 of the Climate Action and Low Carbon Development Act 2015 as amended.

It is considered that the Inspector's Report contains a fair and reasonable examination, evaluation and analysis of the likely significant effects of the activity on the environment, and adequately and accurately identifies, describes and assesses those effects. The assessment as reported in this document is adopted as the assessment of the Agency. Having regard to this assessment, it is considered that the activity, if managed, operated and controlled in accordance with this licence will not result in the contravention of any relevant environmental quality standards or cause environmental pollution.

Having regard to the examination of environmental information in the Inspector's Report, and in particular to the content of the Environmental Impact Statement (EIS) and supplementary information provided by the applicant, and the submission from a third party in the course of the application, it is considered that the potential significant direct and indirect effects of the activity on the environment are as follows:

- emissions to air,
- noise emissions, and
- accidental leakages or spills.

Having assessed those potential effects, the Agency has concluded as follows:

- emissions to air will be mitigated through imposing emission limit values to comply with the CID, and implementing monitoring, maintenance and control measures,
- noise emissions will be mitigated through imposing daytime, evening-time and nighttime noise limits at noise sensitive locations, and implementing monitoring, maintenance and control measures, and
- accidental leakages or spills will be mitigated through inspection and maintenance of bunds and tanks, and accident and emergency requirements specified in this licence.

Having regard to the effects (and interactions) identified, described and assessed throughout the Inspector's Report, it is considered that the monitoring, mitigation and preventative measures proposed will enable the activity to operate without causing environmental pollution, subject to compliance with this licence.

The conditions of this licence and the mitigation measures will significantly reduce the likelihood of accidental emissions occurring and limit the environmental consequences of an accidental emission should one occur.

A screening for Appropriate Assessment was undertaken to assess, in view of best scientific knowledge and the conservation objectives of the site, if the activity, individually or in combination with other plans or projects is likely to have a significant effect on any European Site. In this context, particular attention was paid to the European Sites at Lower River Shannon SAC (002165), Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (004161), Askeaton Fen Complex SAC (002279), Barrigone SAC (000432), Blackwater River (Cork/Waterford) SAC (002170), River Shannon and River Fergus Estuaries SPA (004077), Tory Hill SAC (000439), and Curraghchase Woods SAC (000174).

The activity is not directly connected with or necessary to the management of any European Site and the Agency considered, for the reasons set out below, that it can be excluded, on the basis of objective information, that the activity, individually or in combination with other plans or projects, will have a significant effect on any European Site and accordingly determined that an Appropriate Assessment of the activity was not required.

This determination has been made in light of the following reasons:

- In relation to air emissions, the output of the online screening tool SCAIL Agriculture (<https://www.scail.ceh.ac.uk>) predict that ammonia emissions and nitrogen deposition as a result of the activity will not have a significant effect on sensitive receptors within the European Sites listed above.
- Regard has been had to the EPA's Licence Application Guidance Assessment of the Impact of Ammonia and Nitrogen on Natura 2000 Sites from Intensive Agriculture Installations, Version 2, March 2023) in addition to the online screening tool SCAIL Agriculture as part of this Appropriate Assessment Screening Determination.
- The closest European site is approximately 4.7 km away.
- It is proposed that storm water run-off from the roof and paved areas will be discharged to ground. There will be no other direct discharge to surface waters or groundwater within the installation boundary.
- There is no surface water pathway connecting the installation to any of the European sites.
- The risk of surface water or groundwater contamination because of accidental emissions during washing activities, or from spillage from the wash water tanks, is minimal given the distance between the activity and the European sites.
- The quantity and type of waste produced by the activity per annum is not considered significant.
- The litter generated at the installation has high dry matter content.
- The litter remains within the concrete-floored covered broiler houses until all broilers are removed at the end of the batch. Therefore, there is no pathway between the litter and surface water/groundwater while the houses are stocked.
- When the houses are destocked, the litter is removed from the animal houses and taken off-site.
- Calculations have been supplied regarding nutrient stocking rates of the free-range areas and demonstrate that the range areas have capacity to accept the increased load when the birds are outside.
- It is proposed that wash water will be applied to farmlands in accordance with the Nitrates Regulations. It is proposed that poultry litter will be transported by a contractor to composting facilities or may be used as an organic fertiliser on farmlands in accordance with the Nitrates Regulations. The licence, if granted, relates to the site of the activity for which the licence application is made, i.e. the rearing of poultry within the installation boundary, and does not extend to the lands beyond the installation boundary on which wash water may be spread or organic fertiliser may be used.
- Activities which can take place within European sites are restricted by legislation. All persons must obtain the written consent from the relevant Minister before performing particular operations on, or affecting, particular habitats where they occur on lands within the SACs and/or SPAs.
- The closest European site is approximately 4.7 km away from the installation boundary (Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA) and is considered outside of the zone of influence of noise emissions arising at the installation.
- Given the distance from the installation to European sites and the nature and scale of emissions, it is considered that the activity in combination with other plans or projects will not have a significant effect on European Sites.

Part I Schedule of Activities Licensed

In pursuance of the powers conferred on it by the Environmental Protection Agency Act 1992 as amended, the Agency proposes to grant this Industrial Emissions licence to:

Deal View Farm Limited, Coolanoran, Newcastlewest, County Limerick, CRO Number: 512164

under section 83(1) of the said Act to carry on the following activity:

- | | |
|---------|---|
| 6.1 (a) | The rearing of poultry in installations where the capacity exceeds 40,000 places, |
|---------|---|

at Coolanoran, Newcastle West, County Limerick, subject to the following twelve conditions, with the reasons therefor and associated schedules attached thereto.

Part II Schedule of Activities Refused

None of the proposed activities as set out in this licence application have been refused.

Part III Conditions

Condition 1. Scope

- 1.1 Industrial Emissions Directive activities at this installation must be restricted to those listed and described in *Part I Schedule of Activities Licensed* and must be as set out in the licence application or as modified under Condition 1.4 of this licence and subject to the conditions of this licence.
- 1.2 The licensee must carry on the licensed activity in accordance with the limitations set out in *Schedule A: Limitations* of this licence.
- 1.3 For the purposes of this licence, the installation authorised by this licence is the area of land outlined in red on the drawing titled "Site Layout Map" received by the Agency in support of this application on 21 September 2025. Any reference in this licence to "installation" must mean the area thus outlined in red. The licensed activity must be carried on only within the area outlined.
- 1.4 Alterations and reconstructions
 - 1.4.1 No alteration to, or reconstruction in respect of, the activity, or any part thereof, that would, or is likely to, result in a material change or increase in:
 - (a) the nature or quantity of any emission,
 - (b) the abatement, treatment or recovery systems,
 - (c) the range of processes to be carried out, or
 - (d) the fuels, raw materials, intermediates, products or wastes generated,
 will be carried out or commenced without prior notice to, and without the approval of, the Agency.
 - 1.4.2 No alteration to, or reconstruction in respect of, the activity, or any part thereof, that would, or is likely to, result in any changes in:
 - (a) site management, or
 - (b) infrastructure or control with adverse environmental significance,
 will be carried out or commenced without prior notice to, and without the approval of, the Agency.
- 1.5 The installation must be controlled, operated and maintained and emissions must take place as set out in this licence.
- 1.6 All programmes required to be carried out under the terms of this licence become part of this licence.
- 1.7 This licence is for the purpose of licensing under the EPA Act 1992 as amended only and nothing in this licence must be construed as negating the licensee's statutory obligations or requirements under any other enactments or regulations.

Reason:	To clarify the scope of this licence.
----------------	--

Condition 2. Management of the Installation

2.1 Installation roles and responsibilities

- 2.1.1 The licensee must ensure that a person in charge, as defined under the terms of the Environmental Protection Agency Act 1992 as amended, must be available on-site to meet with authorised persons of the Agency at all reasonable times.
- 2.1.2 The licensee must issue a copy of this licence to all relevant personnel whose duties relate to any condition of this licence.

2.2 Environmental Management System (EMS)

- 2.2.1 The licensee must establish, maintain and implement an Environmental Management System (EMS), within three months of the date of grant of this licence.
- 2.2.2 The EMS must be reviewed for suitability, adequacy and effectiveness and updated on an annual basis.
- 2.2.3 The EMS must include the following elements, at a minimum:
 - (a) a statement of the commitment, leadership and accountability of management, including senior management for the implementation of an effective EMS,
 - (b) an environmental policy, defined by management, that includes a commitment to continuous improvement of the environmental performance of the installation,
 - (c) management and reporting structure and responsibility for environmental aspects, including for the planning and provision of financial and human resources to manage and implement the EMS,
 - (d) an analysis of the organisation's regulatory and environmental obligations, including the potential risks to the environment from the activity,
 - (e) the procedures required by this licence, including procedures for:
 - (i) ensuring compliance with environmental legislation,
 - (ii) ensuring employee awareness of and involvement in complying with environmental legislation, and
 - (iii) checking performance and developing performance indicators by sectoral benchmarking on a regular basis, including for energy efficiency,

- (f) Tracking the development of cleaner technologies,
- (g) Maintenance programmes,
- (h) Effective process control,
- (i) Maintenance of records,
- (j) Implementation of an odour management plan,
- (k) the schedules, plans, programmes, procedures, records and other such documentation as listed in Condition 2 of this licence, and
- (l) any other items specified in this licence or by the Agency.

2.2.4 Schedule of environmental objectives and targets

2.2.4.1 The licensee must prepare, maintain and implement a Schedule of Environmental Objectives and Targets. The schedule must provide for a review of all operations and processes, as referred to in the conditions of this licence, including an evaluation of practicable options for, at a minimum:

- (a) energy and resource efficiency,
- (b) the reduction in water consumption,
- (c) the use of cleaner technology, cleaner production,
- (d) odour management,
- (e) the prevention, reduction and minimisation of waste including waste reduction targets,
- (f) the impacts from eventual decommissioning of the installation, and
- (g) a monitoring and measurement programme.

2.2.4.2 The Schedule must include time frames for the achievement of set targets and must address a five-year period at a minimum. When including time frames, the licensee must have regard to the most recent national climate action plan.

2.2.4.3 The Schedule must be reviewed annually and updated as necessary.

2.2.5 Environmental Management Programme (EMP)

2.2.5.1 The licensee must establish, maintain and implement an Environmental Management Programme (EMP), for achieving the Environmental Objectives and Targets prepared under Condition 2.2.4 of this licence.

2.2.5.2 The EMP must include at a minimum:

- (a) designation of responsibility for targets,
- (b) the means by which they will be achieved, and
- (c) the time frames for achieving the targets.

2.2.5.3 The EMP must be reviewed annually and updated as necessary.

- 2.2.5.4 A report on the programme, including the success in meeting agreed targets and an evaluation of non-conformities and associated corrective actions and the potential for further non-conformities to occur must be prepared.
- 2.2.5.5 Such reports must be retained on-site for a period of not less than seven years and must be available for inspection by authorised persons of the Agency.
- 2.2.6 The licensee must establish, maintain and implement an environmental management documentation system.
- 2.2.7 Corrective and preventative action
 - 2.2.7.1 The licensee must establish, maintain and implement procedures to ensure that corrective and preventative action is taken should the specified requirements of this licence not be fulfilled.
 - 2.2.7.2 The responsibility and authority for persons initiating further investigation and corrective and preventative action in the event of a reported breach with the conditions of with this licence must be defined.
 - 2.2.7.3 Where a breach of one or more of the conditions of this licence occurs, the licensee must without delay take measures to:
 - (a) restore compliance with the conditions of this licence in the shortest possible time, and
 - (b) initiate any feasible preventative actions to prevent recurrence of the breach.
 - 2.2.7.4 All corrective and preventative actions must be documented as part of the environmental management documentation system.
- 2.2.8 Internal audits
 - 2.2.8.1 The licensee must establish, maintain and implement a programme for internal audits of the EMS.
 - 2.2.8.2 Such audits must be carried out at least once every three years.
 - 2.2.8.3 The audit programme must determine whether or not the EMS is being implemented and maintained properly, and in accordance with the requirements of this licence.
 - 2.2.8.4 Audit reports and records of the resultant corrective and preventative actions must be maintained as part of the environmental management documentation system.
- 2.2.9 Awareness, training and competence
 - 2.2.9.1 The licensee must establish, maintain and implement procedures for identifying training needs, and for providing appropriate training, for all personnel whose work can have an adverse effect upon the environment to ensure awareness and competence in their work area.
 - 2.2.9.2 Appropriate records of training must be maintained.

2.2.10 Public awareness and communications programme

- 2.2.10.1 The licensee must establish, maintain and implement a public awareness and communications programme to ensure that members of the public can obtain information at the installation, at all reasonable times, concerning the environmental performance of the installation.

2.2.11 Maintenance programme

- 2.2.11.1 The licensee must establish, maintain and implement a programme for maintenance of all plant and equipment based on the instructions issued by the manufacturer/supplier or installer of the equipment.
- 2.2.11.2 Appropriate record keeping and diagnostic testing must support this maintenance programme.
- 2.2.11.3 The licensee must clearly allocate responsibility for the planning, management and execution of all aspects of this programme to appropriate personnel.
- 2.2.11.4 The programme must use appropriate techniques and measures to ensure the optimisation of energy efficiency in plant and equipment.
- 2.2.11.5 The licensee must maintain and repair concrete yards over which wash water may be directed, or organic fertiliser may be moved.

Reason:	<i>To make provision for management of the activity on a planned basis having regard to the desirability of ongoing assessment, recording and reporting of matters affecting the environment.</i>
----------------	--

Condition 3. Infrastructure and Operation

- 3.1 The licensee must ensure, at all times for each component of the installation after the date of grant of this licence, that all infrastructure and all equipment required under this licence has been and is:
- (a) installed,
 - (b) commissioned,
 - (c) present on-site, and
 - (d) maintained in full working order.
- 3.2 Where any condition of this licence specifies a later deadline for installation of any piece of infrastructure or equipment, Condition 3.1 of this licence, must apply as and from the deadline specified.
- 3.3 Infrastructure specified in the application that relates to the environmental performance of the installation and is not specified in this licence, must be installed in accordance with the schedule submitted in the application.
- 3.4 The licensee must have regard to the following when choosing or designing any new plant or infrastructure:
- (a) energy efficiency, and
 - (b) the environmental impact of its construction, installation, maintenance, operation and eventual decommissioning.
- 3.5 The licensee must use all the techniques listed in BAT 2 (good housekeeping) in order to prevent or reduce the environmental impact and improve overall performance of the installation.
- 3.6 Sampling points
- 3.6.1 The licensee must clearly label and provide safe and permanent access to all on-site sampling and monitoring points and to off-site points as required by the Agency.
 - 3.6.2 The licensee must clearly label and provide safe and permanent access to all off-site sampling and monitoring points as required by the Agency, subject to the prior agreement of the landowner(s) concerned.
 - 3.6.3 The licensee must provide and maintain inspection chambers at the outlets of the storm water drainage system within three months of the date of grant of this licence.
- 3.7 Tank, container, and drum storage areas
- 3.7.1 All tank, container and drum storage areas must be rendered impervious to the materials stored therein.
 - 3.7.2 Bunds must be designed in accordance with the Agency's guidance note '*Storage and Transfer of Materials for Scheduled Activities*' (2004) as may be amended or replaced by the Agency.
 - 3.7.3 All tank and drum storage areas must be bunded, either locally or remotely, to a volume not less than the greater of the following:
 - (a) 110% of the capacity of the largest tank or drum within the bunded area, or

- (b) 25% of the total volume of substance that could be stored within the bunded area.
- 3.7.4 All drainage from bunded areas must be treated as contaminated unless it can be demonstrated to be otherwise.
- 3.7.5 All drainage from bunded areas must be diverted for collection and safe disposal, unless it can be deemed uncontaminated.
- 3.7.6 All inlets, outlets, vent pipes, valves and gauges must be within the bunded area.
- 3.7.7 All tanks, containers and drums must be labelled to clearly indicate their contents.
- 3.7.8 All bunds must be uniquely identified and labelled at the bund.
- 3.7.9 The licensee must apply a leak detection system to all storage tanks, container and drum storage areas that contain liquid material other than water.
- 3.8 The licensee must have in storage an adequate supply of containment booms or suitable absorbent material to contain and absorb any spillage at the installation.
- 3.9 Used absorbent material must be disposed of at an appropriate facility.
- 3.10 The wash water storage tanks must be fitted with high liquid level indicators, within three months of the date of grant of this licence.
- 3.11 New wash water storage tanks installed on-site must be fitted with high liquid level indicators in advance of utilisation.
- 3.12 The licensee must provide the location, dimensions, and storage capacity of any new wash water storage tanks. The location must be labelled on an appropriately scaled site layout map and submitted to the Agency prior to utilisation.
- 3.13 The licensee must provide a minimum of twenty-six weeks' storage of organic fertiliser on-site, or
 - (a) have a contract providing exclusive access to adequate alternative storage capacity located outside the installation, or
 - (b) have a contract for the transfer of organic fertiliser to a treatment facility for livestock organic fertiliser, or
 - (c) have a contract for the transfer of the organic fertiliser to a person registered under and in accordance with the European Communities (Transmissible Spongiform Encephalopathies and Animal By-products) Regulations 2008 SI 252/2008, to undertake the transport of organic fertiliser.
- 3.14 Water metering and records
 - 3.14.1 The licensee must install and maintain a water meter on all water supplies serving the installation, within three months of the date of grant of this licence.
 - 3.14.2 In the case of new water supplies installed on-site, water meters must be fitted in advance of utilisation.
 - 3.14.3 Records of water usage must be maintained on-site, and a summary records report must be submitted annually as part of the AER.

- 3.15 The licensee must undertake annual maintenance of the animal house heating systems and the back-up generator.
- 3.16 Rodent and pest control programme
- 3.16.1 The licensee must establish, maintain and implement a rodent and pest control programme.
- 3.16.2 This programme must be in accordance with any relevant guidelines issued by the Department of Agriculture, Food and the Marine.

Reason:	<i>To provide for appropriate operation of the installation to ensure protection of the environment.</i>
----------------	---

Condition 4. Interpretation

4.1 Noise

Noise from the installation must not give rise to sound pressure levels measured at noise-sensitive locations (NSLs) which exceed the limit values.

Reason:	<i>To clarify the interpretation of limit values fixed under this licence.</i>
----------------	---

Condition 5. Emissions

- 5.1 Emissions may be made from the specified emission points set out in *Schedule B: Emission Limits and Monitoring*, of this licence subject to compliance with the emission limit values specified in that Schedule.
- 5.1.1 Uncontaminated storm water may be discharged to surface water.
- 5.1.2 Uncontaminated storm water may be discharged to groundwater or to soil.
- 5.1.3 Minor, diffuse and potential emissions may be emitted to air as specified in the application, or as approved by the Agency under Condition 1 of this licence.
- 5.2 Notwithstanding the requirements of Condition 5.1 of this licence, there must be no other emissions or discharges from the installation.
- 5.3 Emissions, including emissions giving rise to odours, from the activities carried on at the site must not result in an impairment of, or an interference with amenities or the environment beyond the installation boundary or any other legitimate uses of the environment beyond the installation boundary.
- 5.4 The licensee must ensure that all or any of the following:
- (a) vermin,
 - (b) birds,
 - (c) flies,
 - (d) mud, or
 - (e) litter
- associated with the activity do not result in an impairment of, or an interference with, amenities or the environment at the installation or beyond the installation boundary or any other legitimate uses of the environment beyond the installation boundary.

- 5.5 Any method used by the licensee to control or prevent any impairment or interference must not cause an adverse impact on the environment.
- 5.6 The licensee must at a minimum of one-week intervals, inspect the installation and its immediate surrounds for nuisances caused by litter, vermin, birds, flies, mud, dust and odours.
- 5.7 Ammonia control
- 5.7.1 The licensee must establish, maintain and implement an ammonia management programme outlining ammonia reduction measures, including timeframes for implementation, appropriate for the site, within three months of the date of grant of this licence.
- 5.7.2 The ammonia management programme must be reviewed annually and updated as necessary.
- 5.7.3 A report on the programme, including the success in meeting ammonia reduction on-site, must be prepared and maintained on-site for Agency inspection.
- 5.7.4 The licensee must in accordance with BAT 23, estimate or calculate the reduction of ammonia emissions from the whole production process achieved by implementing BAT at the installation. The estimated or calculated reductions must be submitted to the Agency as part of the Annual Environmental Report (AER).
- 5.8 Range Area
- 5.8.1 The licensee may increase bird numbers in accordance with *Schedule A.1 Bird numbers housed at the installation*, Table A.1-1, of this licence, subject to the prior written approval of the Agency, where it can be demonstrated to the satisfaction of the Agency that:
- (a) Soil phosphorus concentrations in the range areas are below Phosphorus Index 3, in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations, SI 113/2022, as amended, and
 - (b) Such an increase will not result in non-compliance with any condition of this licence or the European Union (Good Agricultural Practice for Protection of Waters) Regulations, SI 113/2022, as amended.
- 5.8.2 The licensee must:
- (a) undertake soil sampling from the range area in line within the requirements of SI 113/2022 prior to seeking the Agency's approval under condition 5.8.1, and
 - (b) update soil sampling every three years.
- 5.8.3 The licensee must:
- (a) protect the areas around pop-holes to prevent rain from entering housing,
 - (b) eliminate the production of contaminated storm water by roofing over the area immediately outside the pop-holes and intercept rainwater from the roof in guttering and direct to a sealed clean storm water drainage system,

- (c) line the ground immediately outside of pop-holes to create an impermeable barrier, and
- (d) collect any organic fertiliser accumulating in the areas around pop-holes and recover or dispose of it appropriately.

Reason:	<i>To provide for the protection of the environment by way of control and limitation of emission.</i>
----------------	--

Condition 6. Control and Monitoring

- 6.1 The licensee must carry out sampling, analyses, measurements, examinations, maintenance, calibrations, and control techniques as set out below and as in accordance with *Schedule B: Emission Limits and Monitoring* and *Schedule C: Control of Emissions* of this licence.
- 6.2 Sampling and analysis
- 6.2.1 Sampling and analysis must be undertaken by competent staff in accordance with documented operating procedures.
 - 6.2.2 Such procedures must be assessed for their suitability for the test matrix and performance characteristics must be determined.
 - 6.2.3 Such procedures must be subject to a programme of analytical quality control using control standards with evaluation of test responses.
 - 6.2.4 Where any analysis is sub-contracted it must be to a competent laboratory.
 - 6.2.5 The licensee must ensure that:
 - (a) sampling and analysis for all parameters listed in the schedules to this licence, and
 - (b) any reference measurements for the calibration of automated measurement systems
 must be carried out in accordance with CEN standards. If CEN standards are not available, ISO, national or international standards, which will ensure the provision of data of an equivalent scientific quality, must apply.

- 6.3 Monitoring and analysis equipment must be operated and maintained as necessary so that all monitoring results accurately reflect any emission, discharge or parameter specified in this licence.
- 6.4 All emission control equipment must be calibrated and maintained in accordance with the instructions issued by the manufacturer, supplier and installer.
- 6.5 The frequency, methods and scope of monitoring, sampling and analyses, as set out in this licence, may be amended only as required or approved by the Agency following evaluation of test results.
- 6.6 Should the licensee install a well, the licensee must ensure that groundwater monitoring well sampling equipment is available or installed on-site and is fit for purpose at all times. The sampling equipment must be to Agency specifications.
- 6.7 Integrity testing
 - 6.7.1 The testing of the integrity and water tightness of all tanks, bunding structures, containers and underground pipes and their resistance to penetration by water or other materials carried or stored therein must be undertaken as follows:
 - (a) Testing must be carried out by a suitably qualified and experienced person.
 - (b) Testing must be carried out in accordance with any guidance published by the Agency.
 - (c) Testing must be undertaken within three months of the date of grant of this licence.
 - (d) In the case of new bunding structures, tanks, underground pipelines and containers installed on-site, the testing for integrity and water tightness must be undertaken in advance of utilisation.
 - (e) Testing must be carried out at least once every three years thereafter and reported to the Agency on each occasion.
 - 6.7.2 Any repairs required to ensure the integrity and water tightness of tanks, bunding structures, containers and underground pipes must be carried out as soon as practicable.
 - 6.7.3 A written record of all integrity tests and any maintenance or remedial work arising from them must be maintained by the licensee.
- 6.8 The licensee must inspect the integrity of the floors of all deep litter houses after each wash down and must undertake remedial actions to repair any damaged or cracked floors as necessary. The licensee must maintain a record of all inspections and remedial actions taken.
- 6.9 The licensee must ensure that all organic fertiliser generated on-site is stored in a manner which does not pollute ground or surface waters.
- 6.10 Storm water discharges
 - 6.10.1 A visual examination of the storm water discharge must be carried out weekly.
 - 6.10.2 The licensee must, within three months of the date of grant of this licence, provide and maintain silt traps at the installation to ensure that all storm water discharges from the installation, pass through the silt trap in advance of discharge.

- 6.10.3 The storm water drainage system (i.e. gullies, manholes, any visible conduits and such other aspects as may be required by the Agency), bunds, and silt traps must be inspected weekly, desludged as necessary, and properly maintained.
- 6.10.4 All sludge and drainage from storm water drainage system cleaning operations must be collected for safe disposal.
- 6.10.5 The licensee must maintain a drainage map on-site. The drainage map must be reviewed annually and updated as necessary.
- 6.10.6 The licensee must provide and subsequently maintain a rainwater collection and drainage system for all poultry housing on-site.
- 6.10.7 The licensee must divert all uncontaminated storm water run-off from roofs and non-contaminated impervious areas of the site to the storm water drainage system.
- 6.11 Wash water
 - 6.11.1 Prior to the removal of poultry manure from the poultry houses, and any wash down of the poultry houses, and yard areas, and until such time as wash down activities are complete, the licensee must take measures to ensure that wash water will be diverted to the wash water tanks.
 - 6.11.2 The licensee must establish, maintain and implement a written procedure for the diversion of soiled wash water to the underground wash water tanks, within three months of the date of grant of this licence.
 - 6.11.3 The licensee must maintain a record of each wash water diversion event.
 - 6.11.4 The licensee must use a combination of the techniques listed in BAT 6 to reduce the generation of wash water on-site.
 - 6.11.5 The licensee must use one or a combination of the techniques listed in BAT 7 to reduce emissions to water from wash water.
 - 6.11.6 The licensee must ensure that at a minimum, a freeboard of at least 200 mm from the top of each covered wash water storage tank and 300 mm from the top of each uncovered wash water storage tank is maintained.
 - 6.11.7 The freeboard, as required under condition 6.11.6 of this licence must be clearly indicated in the tank.
- 6.12 Underground, partly underground, or overground storage facilities must conform to the Department of Agriculture, Food and the Marine specifications (S108, S123) or equivalent standard.
- 6.13 Dust

The licensee must use one or a combination of the techniques listed in BAT 11 to prevent, or where that is not practicable, to reduce dust emissions from each animal house.

6.14 Noise

- 6.14.1 The licensee must carry out a noise survey of the site operations as required by the Agency.
- 6.14.2 The survey programme must be undertaken in accordance with the methodology specified in the Agency's '*Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities (NG4)*' (2016), as may be amended or replaced by the Agency.
- 6.14.3 The licensee must use one or a combination of the techniques listed in BAT 10 to prevent, or where that is not practicable, to reduce noise emissions.

6.15 Odour

- 6.15.1 The licensee must carry out an odour survey of the site operations in response to any odour complaint or as required by the Agency.
- 6.15.2 The survey programme must be undertaken in accordance with the methodology specified in the Agency's '*Air Guidance Note 5 (AG5) Odour Impact Assessment Guidance for EPA Licensed Sites*' as may be amended or replaced by the Agency.
- 6.15.3 The licensee must use a combination of the techniques listed in BAT 13 to prevent, or where that is not practicable, to reduce odour emissions and/or odour impact.
- 6.15.4 Odour management plan
 - 6.15.4.1 The licensee must prepare, maintain and implement, to the satisfaction of the Agency, an odour management plan (in accordance with BAT).
 - 6.15.4.2 The plan must be submitted to the Agency, within twelve months of the date of grant of this licence.
 - 6.15.4.3 The plan must outline odour reduction and abatement measures, as part of the environmental management system, that includes the elements identified in BAT 12 (Odour emissions).
 - 6.15.4.4 The plan must be prepared in accordance with the Agency's '*Odour Emissions Guidance Note (Air Guidance Note AG9)*' as may be amended or replaced by the Agency.
 - 6.15.4.5 The plan must be reviewed annually and updated as necessary.

- 6.15.5 Where odour impacts occur following implementation of Conditions 6.15.3 and 6.15.4 of this licence, and where the licensee is non-compliant with Condition 5.3 of this licence, one or all the following must be implemented to the satisfaction of the Agency:
- (a) An appropriate reduction or alteration in stock numbers, and/or
 - (b) Installation of technology solutions to collect and treat odorous gases.
- 6.16 Pollutant Release and Transfer Register (PRTR)
- 6.16.1 The licensee must submit a PRTR data report for the site.
- 6.16.2 The pollutants and/or wastes to be included in the PRTR must be determined by reference to European Communities (European Pollutant Release and Transfer Register) Regulations 2007 (SI No 123/2007) and Pollutant Release and Transfer Register Regulations 2011 (SI No 649/2011).
- 6.16.3 The PRTR must be prepared in accordance with all relevant Agency guidance and must be submitted electronically in the format specified by the Agency.
- 6.17 The licensee must use one or a combination of the techniques listed in BAT 32 (Ammonia emissions from houses for broilers), to reduce ammonia emissions to air from each house for broilers.
- 6.18 Risk Assessment
- 6.18.1 The licensee must carry out a comprehensive risk assessment to determine the risk posed to ground and groundwater by the free-range aspect of the installation.
- 6.18.2 The assessment must include an evaluation of the consequences of over-concentration of defecation in any one area and measures to promote an even nutrient distribution across the range area.
- 6.18.3 The report must be submitted for the approval of the Agency, within twelve months of the date of grant of this licence.
- 6.19 Nutritional management
- 6.19.1 The licensee must ensure that a diet formulation and nutritional strategy is used to reduce the total nitrogen excreted, using one or a combination of the techniques given in BAT 3.
- 6.19.2 The licensee must ensure that a diet formulation and nutritional strategy is used to reduce the total phosphorus excreted using one or a combination of the techniques given in BAT 4.

Reason:	<i>To provide for the protection of the environment by way of treatment and monitoring of emissions.</i>
----------------	---

Condition 7. Resource Use and Energy Efficiency

7.1 Energy efficiency

- 7.1.1 The licensee must use a combination of the techniques listed in BAT 8 (Efficient use of energy), to ensure that energy is used efficiently.
- 7.1.2 The licensee must carry out an audit of the energy efficiency of the site, within twelve months of the date of grant of this licence.
- 7.1.3 The audit must be carried out in accordance with the Agency's '*Guidance Note on Energy Efficiency Auditing*' (2003), as may be amended or replaced by the Agency.
- 7.1.4 The audit must identify all practical opportunities for energy use reduction and efficiency and the recommendations of the audit must be incorporated into the Schedule of Environmental Objectives and Targets under Condition 2.2.4 of this licence.
- 7.1.5 The energy efficiency audit must be repeated at intervals as required by the Agency.
- 7.1.6 The licensee must have regard to the targets of the most recent national climate action plan when identifying opportunities for energy use reduction.

7.2 Water use efficiency

- 7.2.1 The licensee must use a combination of the techniques listed in BAT 5 (Efficient use of water), to use water efficiently.
- 7.2.2 The licensee must identify opportunities for reduction in the quantity of water used on-site including recycling and reuse initiatives.
- 7.2.3 Reductions in water usage must be incorporated into the Schedule of Environmental Objectives and Targets under Condition 2.2.4 of this licence.

7.3 Material use efficiency

- 7.3.1 The licensee must undertake an assessment of the efficiency of use of materials, including feeds and organic fertiliser, in all processes, having regard to the reduction in waste generated.
- 7.3.2 The efficiency of materials used assessment should take account of best international practice for this type of activity.
- 7.3.3 Improvements in material use efficiency must be incorporated into the Schedule of Environmental Objectives and Targets under Condition 2.2.4 of this licence.

Reason:	To provide for the efficient use of resources and energy in all site operations.
----------------	---

Condition 8. Materials Handling

8.1 Waste hierarchy

- 8.1.1 The licensee must ensure that waste generated in the carrying on of the activity must, in accordance with the waste hierarchy, be prepared for re-use, recycling or recovery or, where that is not technically or economically possible, disposed of in a manner which will prevent any adverse impact on the environment.
- 8.1.2 Where it is not technically or economically possible to prevent any adverse impact on the environment, waste must be disposed of in a manner which will minimise any adverse impact on the environment.

8.2 All waste that is not reused on-site must be sent off-site to an authorised facility for disposal or recovery or reuse.

8.3 Waste sent off-site

- 8.3.1 Waste must be transported from the site of the activity to the site of recovery or disposal only in a manner which will not adversely affect the environment and in accordance with the appropriate National and European legislation and protocols.
- 8.3.2 Animal tissue or carcasses sent off site for disposal or recovery must be transported in covered, leak-proof containers.
- 8.3.3 Waste sent off-site for recovery or disposal must be transferred only to an appropriate facility.

8.4 The loading and unloading of waste and materials, including organic fertiliser, must be carried out in designated areas protected against spillage and leachate run-off.

8.5 Waste and materials must be stored in designated areas, protected as may be appropriate against spillage and leachate run-off.

8.6 Waste and materials must be clearly labelled and appropriately segregated.

8.7 Unless approved in writing, in advance, by the Agency the licensee is prohibited from mixing a hazardous waste of one category with a hazardous waste of another category or with any other non-hazardous waste.

8.8 Animal tissue or carcasses stored on-site pending disposal must be placed in covered, leak-proof containers and must at a minimum, be removed fortnightly.

8.9 Organic fertiliser

- 8.9.1 Poultry litter must not be stored in the open pending its collection.
- 8.9.2 Poultry litter must only be stored within the broiler houses.
- 8.9.3 Notwithstanding the requirements of Condition 8.9.2 of this licence, there must be no poultry litter storage at the installation.
- 8.9.4 Other than defecation in the range areas, there must be no landspreading of organic fertiliser at the installation.
- 8.9.5 Organic fertiliser must not be discarded to ground while loading for shipment off-site.

8.9.6 Any organic fertiliser spilled during loading must be collected and returned to storage or to the vehicle into which it was being loaded.

8.10 Organic fertiliser movements

8.10.1 The licensee must record all organic fertiliser movements off-site in an 'organic fertiliser register' which must be available for inspection on-site by authorised persons.

8.10.2 The licensee must maintain an 'organic fertiliser register' to the satisfaction of the Agency,

8.10.3 The 'organic fertiliser register' must show, at a minimum:

- (a) the name of the customer farmer receiving organic fertiliser,
- (b) the herd number of the customer farmer receiving organic fertiliser,
- (c) the quantity of each organic fertiliser movement offsite to each customer farmer,
- (d) date of each organic fertiliser movement off site, and
- (e) details in accordance with Article 23 of European Union (Good Agricultural Practice for Protection of Waters) Regulations SI 113 of 2022 and as otherwise specified by the Agency or Department of Agriculture, Food and the Marine.

8.10.4 Records of movement of organic fertiliser from the installation (referred to as 'Record 3' by the Department of Agriculture, Food and the Marine) must be maintained for inspection by authorised personnel of the Agency.

8.10.5 The licensee must calculate and record by the 31 January annually:

- (a) The quantity of organic fertiliser generated by the animals housed on-site in the previous calendar year,
- (b) The total quantity of organic fertiliser moved off site and recorded in the organic fertiliser register and 'Record 3' as submitted to the Department of Agriculture, Food and the Marine in the previous calendar year, and
- (c) The opening quantity of organic fertiliser (01 January of the previous year) and closing quantity of organic fertiliser (01 January of the current year).

These details must be submitted to the Agency as part of the AER.

8.11 Recovery, disposal and use of organic fertiliser by means other than use as a fertiliser.

8.11.1 Where organic fertiliser is not used as a fertiliser, the licensee must by the 01 February each year, submit details of all proposed recipients of organic fertiliser for recovery, disposal and use. Details required must include:

- (a) method of recovery, disposal and use,
- (b) location of recovery or disposal facility,
- (c) permit or authorisation for recovery or disposal facility, and
- (d) quantities to be accepted by the recipient.

8.11.2 Recovery, disposal and use of organic fertiliser must take place only at recovery or disposal facilities which have appropriate authorisation.

Reason:	<i>To provide for the appropriate handling of material and the protection of the environment.</i>
----------------	--

Condition 9. Accident Prevention and Emergency Response

9.1 Accident prevention procedure

- 9.1.1 The licensee must, within three months of date of grant of this licence, ensure that a documented accident prevention procedure is in place that addresses the hazards on-site, particularly in relation to the prevention of accidents with a possible impact on the environment.
- 9.1.2 This procedure must be reviewed annually, at a minimum and updated as necessary to the satisfaction of the Agency.

9.2 Emergency response procedure

- 9.2.1 The licensee must, within three months of date of grant of this licence, ensure that a documented emergency response procedure is in place, that addresses any emergency situation which may originate on-site.
- 9.2.2 This procedure must include provision for prevention of, or where not possible, minimising the effects of any emergency on the environment.
- 9.2.3 This procedure must be reviewed annually, at a minimum and updated as necessary to the satisfaction of the Agency.

9.3 Incidents and accidents

- 9.3.1 In the event of an incident the licensee must without delay:
- (a) carry out an investigation to identify the nature, source and cause of the incident and any emission arising therefrom,
 - (b) isolate the source of any such emission,
 - (c) evaluate the environmental pollution, if any, caused by the incident,
 - (d) identify and execute measures to minimise the emissions or malfunction and the effects thereof,
 - (e) identify the date, time and place of the incident, and
 - (f) notify the Agency as required by Condition 11.4 of this licence.
- 9.3.2 Where an incident or accident that adversely affects the environment occurs, the licensee must without delay to the satisfaction of the Agency:
- (a) take all necessary measures to limit the environmental consequences of the incident or accident,
 - (b) take all possible measures to prevent further incident or accident, and
 - (c) take all necessary measures to remedy the environmental consequences of the incident or accident.

Reason:	To provide for the protection of the environment.
----------------	--

Condition 10. Decommissioning and Residuals Management

10.1 Following termination, or planned cessation for a period greater than six months, of use or involvement of all or part of the site in the licensed activity, the licensee must, to the satisfaction of the Agency:

- (a) decommission, render safe or remove for disposal or recovery any soil, subsoil, buildings, plant or equipment, or any waste, materials or substances or other matter contained therein or thereon, that may result in environmental pollution, and
- (b) submit a final validation report to the Agency, to include a certificate of completion to demonstrate there is no continuing risk to the environment, within three months of termination or planned cessation of the activity.

Reason:	<i>To make provision for the proper closure of the activity ensuring protection of the environment.</i>
----------------	--

Condition 11. Notification, Records and Reports

- 11.1 The licensee must submit the reports, proposals, plans, programmes and submissions required by this licence by the deadlines specified. The licensee will not be in compliance with the requirements of this condition unless and until it has submitted every report, proposal, plan, programme and submission, the deadline for which has passed.
- 11.2 The licensee must carry out every action required by the Agency, and arising out of such reports, proposals, plans, programmes or submissions, by such deadline as specified by the Agency. The licensee will not be in compliance with the requirements of this condition unless and until it has carried out every such action.
- 11.3 The licensee must identify the technique, or combination of techniques where required, used for each BAT referenced in the applicable CIDs. The licensee must prepare a report setting out the selected technique(s) used and submit this report as part of the AER.
- 11.4 Notifications to the Agency
- 11.4.1 The licensee must notify the Agency, in a format specified by the Agency, as soon as practicable after the occurrence of any of the following:
- (a) an incident or accident as defined by the glossary,
 - (b) any breach of one or more of the conditions attached to this licence.
- 11.4.2 The licensee must include as part of the notification, the following:
- (a) the date and time of the incident,
 - (b) summary details of the occurrence, and
 - (c) where available, the steps taken to prevent and minimise any emissions.
- 11.4.3 All details required to be communicated must be in accordance with all guidance provided by the Agency.
- 11.5 The licensee must notify the following, as soon as practicable after the occurrence of any incident which relates to a discharge to water:
- (a) Inland Fisheries Ireland in the case of discharges to receiving waters.
 - (b) Uisce Éireann and/or Water Services Authority, in the case of any incident where the discharge(s) have been identified as upstream of a drinking water abstraction point.
- 11.6 Record of notification
- 11.6.1 The licensee must make a record of any notification made under Condition 11.4 and Condition 11.5 of this licence.
- 11.6.2 This record must include:
- (a) details of the nature, extent, and impact of, and circumstances giving rise to, the incident or accident, and
 - (b) all corrective actions taken to manage the incident or accident, prevent or minimise wastes generated and the effect on the environment, and avoid recurrence.

- 11.6.3 In the case of a breach of a condition, the record must include measures to restore compliance.
- 11.7 Record of complaints
- 11.7.1 The licensee must record all complaints of an environmental nature related to the operation of the activity.
- 11.7.2 Each such record must give details of the date and time of the complaint, the name of the complainant (if provided), and give details of the nature of the complaint.
- 11.7.3 A record must also be kept of the response made in the case of each complaint.
- 11.8 The licensee must record all sampling, analyses, measurements, examinations, calibrations and maintenance carried out in accordance with the requirements of this licence and all other such monitoring which relates to the environmental performance of the installation.
- 11.9 The licensee must submit to the Agency, annually, or as otherwise approved by the Agency,
- (a) an AER covering the previous calendar year, which must be:
 - (i) to the satisfaction of the Agency,
 - (ii) prepared in accordance with all relevant guidelines issued by the Agency, and
 - (iii) submitted by the 31 March of each year,
 - and
 - (b) the results of all emission monitoring carried out in accordance with the requirements of this licence, including an assessment and interpretation of the results.
- 11.10 Records management
- 11.10.1 A full record must be maintained by the licensee on:
- 11.10.1.1 matters relating to the waste management operations and practices at this installation and must contain details of the following, at a minimum:

- (a) the tonnages and LoW Code for the waste materials sent off-site for disposal or recovery,
- (b) the names of the agent and carrier of the waste, and their waste collection permit details, if required (to include issuing authority and vehicle registration number),
- (c) details of the ultimate disposal or recovery destination facility for the waste and its appropriateness to accept the consigned waste stream, to include its permit or licence details and issuing authority, if required,
- (d) written confirmation of the acceptance and disposal or recovery of any hazardous waste consignments sent off-site,
- (e) details of all waste consigned abroad for Recovery and classified as 'Green' in accordance with the Regulation (EC) No 1013/2006 of the European Parliament and of the Council of 14 June 2006 on shipments of waste, and must include the rationale for the classification,
- (f) details of any rejected consignments,
- (g) details of any approved waste mixing,
- (h) the results of any analyses as required by the Agency and required under *Schedule B: Emission Limits and Monitoring*, of this licence, and,
- (i) any other records as specified by the Agency.

11.10.1.2 matters relating to installation operation and practices and must contain details of the following, at a minimum:

- (a) register of bird stock levels,
- (b) dead bird disposal,
- (c) floor plan,
- (d) floor integrity inspection/remedial action records,
- (e) weekly house humidity and temperature records,
- (f) weekly water consumption (public supply),
- (g) electric energy consumption,
- (h) fuel consumption,
- (i) feed delivery records and details of feed consumption,
- (j) organic fertiliser (poultry litter and wash water) generation,
- (k) organic fertiliser (poultry litter and wash water) stored on-site on the 01 January annually.
- (l) commercial documents for the transport of animal by-products or derived product, as required by the Animal By-product Regulations, sent off site, unless a derogation is applicable,
- (m) rodent control programme including bait point plan and bait replenishment,
- (n) storm water inspection records and test reports,
- (o) heating systems and back-up generator maintenance certificates,
- (p) hours of operation and reason for operation of back-up generator,
- (q) safety statement,
- (r) emergency action plan,
- (s) chemical inventory and usage, and
- (t) any other records as specified by the Agency.

11.10.2 These records must be available to the Agency for inspection at all reasonable times.

11.11 Documentation

11.11.1 The licensee must ensure that the following documents are accessible at the site, at a minimum:

- (a) the licences relating to the installation,
- (b) the current EMS for the installation including all associated procedures, reports, records and other documents,
- (c) the previous year's AER for the installation,

- (d) records of all sampling, analyses, measurements, examinations, calibrations and maintenance carried out in accordance with the requirements of this licence and all other such monitoring which relates to the environmental performance of the installation,
- (e) relevant correspondence with the Agency,
- (f) up-to-date site drawings and plans showing the location of key process and environmental infrastructure, including monitoring locations and discharge points,
- (g) up-to-date Standard Operational Procedures for all processes, plant and equipment necessary to give effect to this licence or otherwise to ensure that standard operation of such processes, plant or equipment does not result in unauthorised emissions to the environment, and
- (h) any elements of the licence application referenced in this licence.

11.11.2 This documentation must be available to the Agency for inspection at all reasonable times.

11.12 The licensee must submit reports, plans, programmes, notifications, and submissions, required by the conditions of this licence electronically, or as otherwise required by the Agency.

11.13 All reports, plans, programmes, notifications, and submissions must be certified accurate and representative by the installation manager or a nominated, suitably qualified, and experienced deputy.

Reason:	<i>To provide for the collection and reporting of adequate information on the activity.</i>
----------------	--

Condition 12. Financial Charges and Provisions

12.1 Agency charges

- 12.1.1 The licensee must pay to the Agency an annual contribution of €2,659 or such sum as the Agency from time to time determines, having regard to variations in the extent of reporting, auditing, inspection, sampling and analysis or other functions carried out by the Agency, towards the cost of monitoring the activity as the Agency considers necessary for the performance of its functions under the Environmental Protection Agency Act 1992 as amended.
- 12.1.2 Payment of the annual contribution in Condition 12.1.1 of this licence must be made within one month of the date upon which demanded by the Agency.
- 12.1.3 The first payment will be a pro-rata amount for the period from the date of grant of this licence to 31 December and must be paid to the Agency within one month of the date upon which demanded by the Agency.
- 12.1.4 In the event that the frequency or extent of monitoring or other functions carried out by the Agency needs to be increased, the licensee must contribute such sums as determined by the Agency to defray its costs in regard to items not covered by the said annual contribution.

12.2 Environmental liabilities

- 12.2.1 The licensee must submit to the Agency an annual statement to the satisfaction of the Agency as to the measures taken or adopted at the site, in relation to the prevention of environmental damage, for remedial actions following closure/decommissioning or accidents/incidents, as may be associated with the carrying on of the activity.
- 12.2.2 The licensee must have regard to the Environmental Protection Agency's 'Guidance on Assessing and Costing Environmental Liabilities' (2014) as may be amended or replaced by the Agency and, as appropriate, 'Guidance on Financial Provision for Environmental Liabilities' (2015) as may be amended or replaced by the Agency when implementing Condition 12.2.1 of this licence.
- 12.2.3 The Agency may amend this licence at any time in certain circumstances in accordance with section 96 of the Environmental Protection Agency Act 1992 as amended to require, or not require as the case may be, the putting in place of a financial provision to incorporate costings for Closure, Restoration and Aftercare Management Plan and/or Environmental Liabilities Risk Assessment. This amendment may be implemented by the Agency in the event of an incident that creates a significant residual environmental liability or where the environmental risk profile, changes on-site.

Reason:	<i>To provide for adequate financing for monitoring and financial provisions for measures to protect the environment.</i>
----------------	--

SCHEDULE A: Limitations

A.1 Bird numbers housed at the installation

Table A.1-1

Poultry Type	Bird Numbers
Broilers	80,000 (conventional) Or 71,000 (free-range) ^{Note 1}

Note 1: Free-range poultry numbers on-site can be increased to 80,000, with the prior written approval of the Agency, subject to the requirements of Condition 5.8 of this licence.

SCHEDULE B: Emission Limits and Monitoring

B.1 Emissions to Air

Table B.1-1

Source of Emissions:		Poultry houses No. 1, 2, 3 and 4 and range area	
Parameter	Emission Limit	Monitoring Frequency	Monitoring/Analysis Method/ Technique ^{Note 1}
Ammonia (conventional)	0.08 kg NH ₃ /animal place/year	Annually	Refer to BAT 25
Ammonia (free-range)	0.088 kg NH ₃ /animal place/year	Annually	Refer to BAT 25
Odour	N/A	As required by the Agency	Refer to BAT 26
Dust	N/A	As required by the Agency	Refer to BAT 27

Note 1: The monitoring technique applied may be varied subject to approval by the Agency.

B.2 Emissions to Water

There must be no emissions to water of environmental significance.

B.3 Emissions to Sewer

There must be no process effluent emissions to sewer.

B.4 Noise Emissions

B.4.1 Noise Emission Limits

Table B.4-1

Daytime dB L _A r, T (30 minutes)	Evening dB L _A r, T (30 minutes)	Nighttime dB L _A eq, T (30 minutes) ^{Note 1}
55	50	45

Note 1: During nighttime hours, there must be no clearly audible tonal component or impulsive component in the noise emission from the activity at any noise-sensitive location.

B.4.2 Noise Emission Monitoring

No additional noise monitoring is required in this schedule.

B.5 Storm Water Discharge Monitoring

Table B.5-1

Discharge point reference no.	SW-1 ^{Note1} SW-2 ^{Note1} SW-3 ^{Note1}	
Parameter	Monitoring Frequency	Analysis Method/Technique
COD or BOD	As required by the Agency	Standard method
Visual inspection	Weekly	Sample and examine for colour and odour.

Note 1: Location of discharge points as per drawing titled "Site Layout Map" received by the Agency in support of this application on 21 September 2025.

B.6 Organic Fertiliser Monitoring

Table B.6-1

Class	Monitoring Frequency	Parameter
Organic fertiliser (poultry litter and wash water)	Monthly	Available storage capacity as of the 1st of the month

B.7 Organic Fertiliser Process Monitoring

Table B.7-1

Source of Measurement	Parameter	BAT-associated Total Nutrient Excreted Levels ^{Note 1}	Monitoring Frequency	Monitoring Standard or Method
Broilers	Nitrogen	0.6 kg Nitrogen (N) excreted/animal place/year	Annually	Refer to BAT 24
	Phosphorus	0.25 kg Phosphorus (P ₂ O ₅) excreted /animal place/year		

Note 1: The BAT-associated total nitrogen and phosphorus excreted levels are assigned in accordance with BAT 3 and BAT 4.

B.8 Ambient Monitoring

No ambient monitoring is required in this licence.

SCHEDULE C: Control of Emissions

C.1 Control of Emissions to Air

There must be no emissions to air of environmental significance.


C.2 Control of Emissions to Water

There must be no emissions to water of environmental significance.

C.3 Control of Emissions to Sewer

There must be no process effluent emissions to sewer.

Signed on behalf of the said Agency



On the 25th day of November, 2025

Tara Gillen, Authorised Person