



An
Bord
Pleanála

Inspector's Report

ABP-318937-24

Development

Request to enter into pre-application consultation pursuant to Section 177E(1A) of the Planning and Development Act 2000, as amended. Retention of a piggery unit, underground storage tank, extension to piggery unit and all associated site works.

Location

Cartroncar, Coolagherty, Co. Longford.

Planning Authority

Longford County Council

Prospective Applicant

Padraig Kiernan

Date of Consultation Meeting

3rd May 2024

Date of Site Inspection

1st May 2024.

Inspector

Dolores McCague

1.0 Introduction

- 1.1.1. The Board received a request on the 22nd January 2024 from CLW Environmental Planners on behalf of Pdraig Kiernan, to enter into pre-application consultations under section 177E(1A) of the Planning and Development Act, 2000, as amended. The Board decided to grant this request from the prospective applicants by Direction dated 12th February 2024.
- 1.1.2. One pre-application consultation meeting was held on 3rd May 2024. The purpose of this report is to inform the Board of the nature of the pre-application consultations undertaken, pursuant to Section 177E(1A) of the Planning and Development Act 2000, as amended.

2.0 Site Location and Description

- 2.1.1. The application site is located at Cartroncar, Coolagherty, Co. Longford.
- 2.1.2. The nearest Natura site to the appeal site is Ardagullion Bog Special Area of Conservation (site code 002341), c.3.6km to the south east of the site and not hydrologically connected to the subject site. Approximately 18km to the west of the site is Ballykenny-Fishertown Bog SPA (site code 004101) and Lough Forbes Complex SAC (site code 001818). These sites are hydrologically connected via the stream which flows alongside the north eastern boundary which discharges to the River Camlin and ultimately Lough Forbes. Other protected sites in the locality, not hydrologically connected to the subject site, include L Kinale and Derragh Lough SPA (site code 004061), less than 11 km straight line distance, Lough Sheelin SPA (site code 004065), c14.5km straight line distance and Lough Derravaragh SPA (site code 004063), c14.5km straight line distance.
- 2.1.3. From the documentation provided the overall site area is c.1.65ha.

3.0 Description of Proposal

- 3.1.1. The development for which Substitute Consent is being sought is for retention of a piggery unit, underground storage tank, extension to piggery unit and all associated site works.

4.0 Planning History

309624 application to the Board for leave to apply for substitute consent in respect of the retention of the following structures, to service an existing pig farm:

- Piggery unit containing 11 no. pig rooms with underground effluent storage tank, constructed in replacement of a recently demolished piggery unit.
- Extension to piggery unit containing 2 no. pig rooms with underground effluent storage tank, constructed in replacement of a recently demolished piggery unit.
- Feed preparation area with 3 no. feed silos, to service existing pig farm.
- Underground effluent storage tank which has been constructed in replacement of a recently demolished piggery unit.
- Secured car parking compound with access gates and perimeter fencing.
- Overground water storage tank compound.

Gross floorspace of existing buildings is 12,552sqm and gross floorspace of works to be retained is 1,978sqm. It is stated in the statutory notices that the subject structures all serve the existing pig farm.

Application deemed withdrawn, 15th January 2024.

20129 application for permission for:

- a) retention of an existing recently constructed piggery unit containing 11 no. pig rooms with underground effluent storage tank which has been constructed in replacement of a recently demolished piggery unit;
- b) retention of an existing newly constructed extension to existing piggery unit containing 2 no. pig rooms with underground effluent storage tank which has been constructed in replacement of a recently demolished piggery unit;
- c) retention of newly constructed feed preparation area with 3 no. feed silos to service existing pig farm;
- d) retention of existing newly constructed underground effluent storage tank which has been constructed in replacement of a recently demolished piggery unit;

e) retention of the newly constructed secured car parking compound with access gates & perimeter fencing;

f) retention of recently constructed overground water storage tank compound. All of the above service the existing pig farm and all ancillary works; not decided.

Drg. Notation: retention of an existing recently constructed piggery unit containing 11 no. pig rooms with underground effluent storage tank which has been constructed in replacement of a recently demolished piggery unit.

78/5956 permission granted for an extension to existing pig unit. Accompanying letter states increase is from 1200 to 1800 sows.

73/336 permission granted for the erection of a pig fattening station.

Unauthorised development file.

5.0 Legislation

- 5.1.1. Any subsequent application for Substitute Consent will be lodged under the provisions of section 177E of the Planning and Development Act, 2000, as amended and Part 19 of the Planning and Development Regulations, 2001, as amended.

6.0 Pre-Application Consultation Meeting

- 6.1.1. A Pre-Application Consultation meeting took place via Microsoft Teams on the 3rd May 2024. Representatives of the prospective applicant and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting. The prospective applicant was advised in advance of the meeting that the consultation would relate solely to the administrative procedures around the lodgement of an application, and any associated requirements.
- 6.1.2. This report should be read in conjunction with the written record of the pre-application consultation meeting held with the prospective applicant, on file, the prospective applicant's submission 22nd January 2024 and the prospective

applicant's comments on the written record received on 27th May 2024. The main topics raised for discussion at the meeting were as follows:

- Introductions
- Description of development and relevant background / planning history- clarity regarding the scope of any application.
- Procedural Advice / Queries arising with regard to any subsequent application for Substitute Consent, and legislative requirements relating thereto.

7.0 Conclusion

- 7.1.1. The meeting concluded with An Bord Pleanála representatives stating that they did not foresee the need for a further meeting but if requested by the prospective applicant the request would be examined. I therefore recommend that the pre-application consultation process should be closed.

Planning Inspector

14th November 2024