RECEIVED: 16/01/2026

The dominant habitats within the application site itself include agricultural grassland and buildings and artificial surfaces (the existing pig houses and the surrounding hard standing areas). Where they exist, the natural site boundaries consist of treelines, hedgerows and drains.

The application site does not lie within or adjacent to any site that has been designated for nature conservation purposes. Currently, the main habitats within the application site include buildings and artificial surfaces and spoil and bare ground. The north-eastern and north-western site boundaries consist of treelines.

(b) Proposed customer farmlands.

As detailed previously the customer farmlands are deemed to be beyond both the scope and requirement of this E.I.A.R., however it is worth noting the significant array of Good Practice measures (not considered mitigation for the purposes of this EIAR, as they legally required by S.I. 588 of 2025) that apply to the management of organic fertiliser. Some of these measures as they apply to this chapter are detailed hereafter, however please refer to Appendix. No. 17 For a full copy of S.I. 588 of 2025 .

All organic fertiliser from this farm will be allocated for use in accordance with S.I. 588 of 2025 . This legislation which is applicable to all farmers in the country with regard to the application of organic and inorganic fertilisers places certain requirements on farmers with regard to the application of organic fertilisers. In order to prevent any adverse impact on flora and fauna in the area the following practices are to be implemented,

- Organic Fertiliser from this farm is not to be allocated to areas of woodland/scrubland habitat.
- Organic Fertiliser from this farm is not to be allocated within 10m of hedgerows.
- Organic Fertiliser from this farm is not to be allocated within 5m of a watercourse or 20 m of a lake shoreline
- Organic fertiliser from this farm is not to be applied to areas where it is likely to adversely impact on a N.H.A., S.A.C. and/or S.P.A, or other such sensitive area.
- Organic fertiliser from this farm is not to be applied within 10 m of an archaeological feature.

There should be no negative impact on the flora and fauna of the area from activities associated with this development. It will be advised to the customer farmers that organic fertiliser spreading operations be carried out in accordance with Codes of Good Practice. / S.I. 588 of 2025 .

RECEIVED: 16/01/2026

(C) Biodiversity - Special Policy Areas

(A) Nationally Designated Environmental Areas

The proposed development is to be completed on an existing pig farm site and a significant distance from the any Natura 2000 site and it is not expected to have any adverse affect on the conservation of these areas and the flora and fauna contained therein for the following reasons,

- The proposed development is located a significant distance away from any such areas, as identified in the County Development Plan, and pig farming activities have been carried out on this site to date without any adverse impact on the designated areas.
- The proposed structures will be constructed to Department of Agriculture, Food and Rural Development Standards for the construction of farm buildings.
- The provision of leak detection systems underneath all proposed manure storage tanks and the weekly inspection of associated inspection points.
- The provision of a substantial amount of excess slurry storage capacity (c. 30 months), well above the 6 month minimum requirement will ensure that organic fertiliser is managed to the highest possible standard on the pig farm site.
- Collection of all soiled water in manure storage tanks.
- Movement of animals on solid or slatted passageway with manure storage tank underneath.
- All organic fertiliser arising from this farm is to be allocated to lands in accordance with S.I. 588 of 2025 .
- Low Protein diets to minimise odour and ammonia emissions and nutrient excretion).
- It is proposed to alter stock number on the farm to 640 Sows operating as a specialized breeding farm (increasing from the existing 280 sow integrated pig farm), however as will be detailed in this EIAR this revision to the farming system, while changing numbers (increasing sows and weaners and reducing growers/finishers) will result in no intensification of activities when considered in terms of resource consumption, waste and by-product production, emissions and /or traffic etc.

Due to the location of the existing pig farm site, and site of the proposed development, located away from such areas, and the fact that there is no proposed increase in organic fertiliser production and/or ammonia emissions, it will not have an adverse environmental impact on same. All customer farmlands proposed for the receipt of manure from this farm will allocate organic fertiliser in accordance with S.I. 588 of 2025 so as to ensure that there is no significant adverse impact on any of these areas.

As previously detailed, as part of this E.I.A.R. an ammonia impact assessment was completed to determine any potential for adverse impact on designated sites. The closest such sites are shown in Table 12.3 (a) below.

RECEIVED: 16/01/2026

Significant atmospheric emissions arising from agricultural developments can have negative impacts upon designated sites and their sensitive vegetation communities. Some vegetation communities are most sensitive to the effects of ammonia and nitrogen deposition than others. In general, communities containing notable bryophyte communities are the most sensitive and have a lower critical load for ammonia of 1 $\mu g/m^3$. Less sensitive habitats have a critical load of 3 $\mu g/m^3$.

An Natura Impact Statement was completed in line with E.P.A. Guidance (**Assessing the Impact of Ammonia Emissions and Nitrogen Deposition from the Intensive Agriculture Installations on European Sites (IN1)** based on the potential impact of the proposed development, which as previously detailed will decrease potential ammonia emissions.

The ammonia levels were calculated for both the existing and proposed activities and the net impacts were assessed in areas of specific interest in relation to vegetation. There are eleven Natura 2000 designated sites within 15km of the application site. These sites are summarised in Table 12.3 (a) and a map showing their locations relative to the application site is shown in Figure 5. A full description of the sites can be read on the website of the National Parks and Wildlife Service (www.npws.ie).

Table 12.3(a) Designated areas in vicinity of the site

Site Name & Code	Distance	Qualifying Interests	Potential Significant Effects
Moneybeg and Clarelsland Bog SAC 002340	3.5km west	• Active raised bog • Degraded raised bogs still capable of regeneration • Depressions on peat substrates of the Rhynchosporion	*There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to surface water can be ruled out.* *Atmospheric emissions from the site will decrease due to the change in farm operations. No significant effects upon this SAC arising from emissions due to the proposed development.*
Lough Sheelin SPA 004065	3.5km north-west 4.2km downstream	• Great Crested Grebe Podiceps cristatus • Pochard *Aythya ferina* • Tufted Duck *Aythya fuligula* • Goldeneye Bucephala clangula • Wetlands & waterbirds	*Having regards to the hydrological connectivity between the application site and this SPA, then significant effects upon this SPA arising from the construction and operation of the farm on this site will be considered further.* *Atmospheric emissions from the site will decrease due to the change in farm*

RECEIVED: 16/01/2026

			operations. No significant effects upon this SPA arising from emissions due to the proposed development.
White Lough, Ben Loughs and Lough Doo SAC 001810	6.7km south	• Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. • *Austropotamobius pallipes* (White-clawed Crayfish)	*There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to surface water can be ruled out.* *Atmospheric emissions from the site will decrease due to the change in farm operations. No significant effects upon this SAC arising from emissions due to the proposed development.*
Lough Bane and Lough Glass SAC 002120	9.1km south-east	• White-clawed crayfish *(Austropotamobius pallipes)* • Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp	*There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to surface water can be ruled out.* *Atmospheric emissions from the site will decrease due to the change in farm operations. No significant effects upon this SAC arising from emissions due to the proposed development.*
Lough Kinale and Derragh Lough SPA 004061	9.4km west	• Pochard *Aythya ferina* • Tufted Duck *Aythya fuligula* • Wetlands & waterbirds	*There is no hydrological connectivity between the application site and this SPA, therefore effects on this site arising from emissions to surface water can be ruled out.* *Atmospheric emissions from the site will decrease due to the change in farm operations. No significant effects upon this SPA arising from emissions due to the proposed development.*
Derragh Bog SAC 002201	9.6km west	• Degraded raised bogs still capable of natural regeneration • Bog woodland	*There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to surface water can be ruled out.*

RECEIVED: 26/01/2026

			Atmospheric emissions from the site will decrease due to the change in farm operations. No significant effects upon this SAC arising from emissions due to the proposed development.
Lough Lene SAC 002121	10.8km south	• White-clawed crayfish *(Austropotamobius pallipes)* • Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp.	*There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to surface water can be ruled out.* *Atmospheric emissions from the site will decrease due to the change in farm operations. No significant effects upon this SAC arising from emissions due to the proposed development.*
Lough Derravaragh SPA 004061	13km south	• Whooper swan *Cygnus cygnus* • Pochard *Aythya arina* • Tufted duck *Aythya fuligula* • Coot *Fulica atra* • Wetlands & waterbirds	*There is no hydrological connectivity between the application site and this SPA, therefore effects on this site arising from emissions to surface water can be ruled out.* *Atmospheric emissions from the site will decrease due to the change in farm operations. No significant effects upon this SPA arising from emissions due to the proposed development.*
The River Boyne and River Blackwater SAC 002299	13.8km south-east	• River lamprey (*Lampetra fluviatilis*) • Salmon (*Salmo salar*) • Otter (*Lutra lutra*) • Alkaline fens • Alluvial forests with alder *Alnus glutinosa* and ash *Fraxinus excelsior*	*There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to surface water can be ruled out.* *Atmospheric emissions from the site will decrease due to the change in farm operations. No significant effects upon this SAC arising from emissions due to the proposed development.*
The River Boyne and River Blackwater SPA 004232	14km south-east	• Common kingfisher *Alcedo atthis*	*There is no hydrological connectivity between the application site and this SPA, therefore effects on this site arising from emissions to*

RECEIVED: 16/01/2026

			surface water can be ruled out. *Atmospheric emissions from the site will decrease due to the change in farm operations. No significant effects upon this SPA arising from emissions due to the proposed development.*
Garriskill Bog SAC 000679	14.8km south-west	• Active raised bogs • Degraded raised bogs still capable of natural regeneration • Depressions on peat substrates of the Rhynchosporion	*There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to surface water can be ruled out.* *Atmospheric emissions from the site will decrease due to the change in farm operations. No significant effects upon this SAC arising from emissions due to the proposed development.*

RECEIVED: 16/01/2026

Figure 12.3.1 – The Application Site (Red Dot) in relation to the Natura 2000 Sites within 15km. SACs – Red Hatching; SPAs – Pink Hatching

Cumulative Impacts

There are other agricultural activities ongoing close to the current application site, therefore cumulative impacts arising from the operation of these farms together were considered. All farms, regardless of whether licensed by the EPA or not, are required to operate within the legalisation defined in S.I. 588 of 2025 regarding manure storage, minimisation of soiled water and general good agricultural practice, etc. Therefore, given the nature of the proposed development (i.e. a revision to the proposed pig farm activities on site with an specialisation in breeding stock and no associated increase in manure volume, traffic and/or odour/ammonia emissions, cumulative impacts arising from the combined operation of these activities with the proposed operation of the pig farm at Ballinrink will be negligible.

The EIAR report has considered potential cumulative impacts arising from the existing and proposed activities on this farm and assessed them for cumulative impact in line as outlined in the relevant sections of this Environmental Impact Assessment Report.

In terms of ammonia emissions the proposed development complies with Step 6 of the E.P.A. guidance flow chart, i.e. "Demonstrate that emissions from the new/expanded installation will be less than those from existing installation", and in this case a significant reduction in potential ammonia emissions has been detailed.

RECEIVED: 16/01/2026

The proposed development will result in a significant alteration in stock numbers on the site, to a specialised pig Breeding farm. A number of measures have been provided for so as to mitigate against any adverse cumulative impact, and given the nature of the development, it associated characteristics and potential emissions there is negligible risk of an adverse cumulative impact, and in some cases a net reduction in potential emissions.

- ***Application of Organic Fertiliser***

As detailed previously the customer farmlands are deemed to be beyond both the scope and requirement of this E.I.A.R., however it is worth noting the significant array of Good Practice measures (not considered mitigation for the purposes of this EIAR, as they legally required by S.I. 588 of 2025) that apply to the management of organic fertiliser. Some of these measures as they apply to this chapter are detailed hereafter, however please refer to Appendix. No. 17 For a full copy of S.I. 588 of 2025 .

This location of the current customer farmlands are provided in Appendix 6 of the EIAR.

Inappropriate application of fertiliser (organic or inorganic) can lead to deleterious impacts upon the receiving waters in local catchments and it can result in eutrophication, algal blooms, fish kills and loss of biodiversity. Impacts can affect both surface water and groundwater. In response to this, specific regulations, known as EUROPEAN COMMUNITIES (GOOD AGRICULTURAL PRACTICE FOR PROTECTION OF WATERS) REGULATIONS (currently SI 588 of 2025) have been implemented over the last c. 20+ years, to address these risks.

These regulations apply to all customer farmers, and make specific provision to the manner, amount, timing and conditions associated with the application of fertiliser to land and all associated requirements pertaining to same. These requirements are routinely updated (at least every 4 years) to respond directly to trends in water quality, and advances in agricultural practices, and the requirements therein are the appropriate measures that govern the customer farmers when applying organic fertiliser from this farm (existing and proposed) to their lands as an alternative to other/chemical fertiliser. The re-distribution of organic fertiliser nutrients from farms such as this to farms lacking in fertiliser nutrients is an important part of the Agricultural cyclical economy and the local redistribution of nutrients should be should be prioritised and encouraged in preference to imported chemical nutrients.

It is proposed to alter stock number on the farm to 640 Sows operating as a specialized breeding farm (increasing from the existing 280 sow integrated pig farm), however as will be detailed in this EIAR this revision to the farming system, while changing numbers (increasing sows and weaners and reducing growers/finishers) will result in no intensification of activities when considered in terms of resource consumption, waste and by-product production, emissions and/or traffic etc.,including organic fertiliser production.

The customer farmers use, and will continue to use, the manure from this development (the volume of which will not increase as a result of this proposed development) on their agricultural lands as an organic fertiliser to replace existing fertiliser sources, ***as part of a***

RECEIVED: 16/01/2026

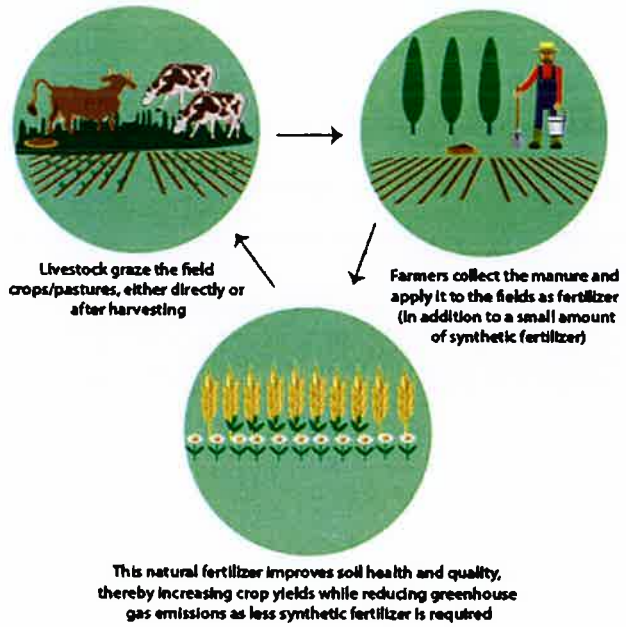
fertiliser substitution programme (organic for inorganic/chemical) with no increase in the overall level of nutrients applied and in line with fertiliser application limits prescribed by S.I. 588 of 2025 . These lands are identified to the DAFM on an annual basis for agricultural purposes. All farmers will be advised that Low Emission Spreading Systems (LESS) must be implemented, to minimise odours and ammonia emissions and maximise the fertiliser value/uptake by the crop.

Integrated farming systems fight climate change and boost crop yields

Integrated cropping-livestock systems are another sustainable agricultural practice. These practices are based on a simple concept: that crop yields can be maximized by recycling nutrients present in both animal manure and crop residues. This reduces the need for chemical fertilisers that release large quantities of greenhouse gases and thereby contribute to climate change. In an integrated cropping-livestock system, livestock may either graze the field crops directly or may be fed the crop after harvesting. Farmers then collect the manure from the livestock and use it as fertiliser, thereby returning many of the nutrients to the soil. In this regard;

- Soiled water – is to be collectged with and treated as organic fertiliser (pig manure)
- Pig Manure is to be used as part of a fertiliser substitution programme (to replace imported chemical fertiliser) on customer farmlands to meet crop /grassland agronomic requirements.

How an integrated cropping-livestock system works



RECEIVED: 16/01/2026

13 Cultural Heritage (Architectural and Archaeological Features)

13.1 Introduction:

The site of the proposed development/farm is agricultural land owned by and/or available to Bogue Pigs Unlimited Company and forms part of and/or is directly adjacent to, this overall landholding, at the site of the proposed development. The area of the proposed development is an existing pig farm / brownfield site, and greenfield area located to the rear of the existing site.

The ***existing pig farm*** operates as a c. 280 Sow (ex. served gilts) integrated pig farm. This farm houses all of the breeding stock (i.e. sows, served gilts, maiden gilts and boars) and all of the pigs born on the farm until they reach market weight. The existing farm initially commenced in the 1970's has been maintained and upgraded over the years, including the completion of a new dry sow/farrowing accommodation to meet increasing welfare requirements in this area etc. (Planning Ref. KA120409, KA70404 & KA60752).

This Environmental Impact Assessment Report was prepared in conjunction with a planning application to Meath County Council in respect of the;

- Demolition of 19 No. existing pig houses,
- Construction of 5 No. New pig houses, and an extension to 1 No. existing pig house,
- Together with all ancillary structures and associated site works, arising from the above development at Ballinrink, Oldcastle, Co. Meath

to be completed by the applicant in conjunction with a refurbishment and sustainable alteration/specalisation of the operation of the existing farming practices, on an existing pig farm site at Ballinrink, Oldcastle, Co. Meath, and replacing those developments previously authorised under Planning Ref: 24/60324.

The farm which currently operates as a c. 280 Sow (ex. served gilts) integrated farm, will be developed to operate as a specialised 640 Sow (excl. Served Gilts) breeding pig farm upon completion of the proposed developments.

13.2 Environmental Setting / Receiving Environment

There are no buildings/structures of architectural significance located on or adjacent to the proposed site or likely to be impacted by the proposed development. There is no evidence of any archaeological features at the site. There are no previously recorded archaeological features/monuments located within the subject development area and no physical features of archaeological potential were noted by a surface reconnaissance survey of the site. Likewise, there are no previously recorded artefacts known from the subject site.

There are no recorded archaeological features within c. 0.4km of the proposed site. The proposed pig houses are to be constructed on a pig farm site previously approved by Meath Co. Co., and to be completed in lieu of developments previously approved under planning ref. 24/60324.

RECEIVED: 16/01/2026

It is not considered likely that the development, as proposed, will cause any direct impacts to any identified archaeological monuments. Furthermore, given the locations of the extant archaeological monuments, together with the topographical situation of the site and its environs, it is considered no adverse impacts will occur to the setting of any monuments.

According to the Meath County Development Plan and/or the Archaeological Survey of Ireland there are no areas of Archaeological, Historical, Scientific, Architectural and Cultural interest listed close (i.e. within c. 0.45 km) to and/or likely to be adversely impacted by the pig farm site. The pig farm site is not located close to and/or likely to affect any areas as listed in the Archaeological Survey of Ireland. The closest such feature is a Ring Fort / Rath located c. 400+ m northeast of the proposed development site.

CV042-027---- : Ringfort - rath : GNEEVE
Description: Raised circular area (int. diam. c. 62m) enclosed by a wide, low bank from WSW-N. From N-E the site is bounded by a tributary of the Upper Inny River and has been much defaced as a consequence of river drainage works. From E-S-WSW the perimeter has been levelled but its outline is still identifiable. Original entrance not recognisable. Internal area is divided into two unequal portions by a field boundary running ESE-WSW. The above description is derived from the published 'Archaeological Inventory of County Cavan' (Dublin: Stationery Office, 1995). In certain instances the entries have been revised and updated in the light of recent research. Date of upload/revision: 22 December 2008

Six-Inch First edition: NULL
Six-Inch Latest edition: Hachured
ITM Coordinates: 649060 , 780867
Latitude and Longitude: 53.775076 , -7.255723

Figure 6.10 C1 Location of archaeological features in proximity to the site.

Architectural Heritage: There are no structures listed in the Record of Protected Structures (RPS) of the Meath County Development Plan 2021-2027 as being located within, or in the immediate environs of, the subject site.

RECEIVED: 16/01/2026

13.3 Predicted/Potential Impacts/Effects, Good Practice Measures and Mitigation measures and any Residual Effects

All works are to be completed outside of the Zones of notification associated with these features, and /or any other such features located outside of the landholding.

The proposed farm development is to be constructed on an existing previously approved pig farm site. It is not considered likely that the agricultural development, as proposed, will cause any direct impacts to any identified archaeological monuments. Furthermore, given the locations of the extant archaeological monuments, together with the topographical situation of the site and its environs, it is considered that no significant adverse impacts will occur to the setting of any monuments.

There are no buildings/structures of architectural significance located on or adjacent to the proposed site or likely to be impacted by the proposed development. There is no evidence of any archaeological features at the site. The site of the proposed development includes the site of the existing houses to be replaced and existing previously disturbed ground and is not located near, and/or likely to impact on any monuments or sites of archaeological interest.

It is not considered likely that the development, as proposed, will cause any direct impacts to any identified structures of architectural heritage interest. Consequently, no mitigation measures are considered necessary.

Architectural Heritage:

Given the distance to, and the setting of the proposed development, low set in the landscape and on an existing pig farm the proposed development will have no significant adverse impact on the Architectural heritage of the area.

RECEIVED: 16/01/2026

14 Material Assets & Traffic

14.1 Material Assets

Resources that are valued and that are intrinsic to specific places are called 'material assets'. They may be of either human or natural origin and the value may arise for either economic or cultural reasons. The assessment objectives vary considerably according to the type of assets, those for economic assets being concerned primarily with ensuring equitable and sustainable use of resources. Assessments of cultural assets are more typically concerned with securing the integrity and continuity of both the asset and its necessary context.

The potential impact of the proposed development on *archaeology / cultural assets* has been discussed previously (Chapter 13). Material Assets that may potentially be affected by the proposed development include:

- ***14.1 (A) Material Assets: Agricultural Properties including all agricultural enterprises***

The existing pig farm and site of the proposed development are located on existing agricultural farmlands, in a predominantly agricultural area. The proposed development is surrounded by agricultural farmland, and the proposed development will not adversely impact on any other farmland outside the confines of the site. The proposed development will have a positive interaction with the applicant's and customer farmers agricultural activities as previously detailed and in line with the existing activities and volume of organic fertiliser produced. The proposed development will require a minimal amount of land to complete the proposed works, however this land requirement will not have a significant adverse impact outside of the development area.

The proposed development is located on an existing farming site and adjoining lands, in a predominantly agricultural area, on a site previously approved by Meath Co. Co. for the existing pig farm development(s) and recently approved for a significant infrastructural upgrade, however the currently proposed development is to be complete in lieu of the previously approved development. The proposed development is surrounded by agricultural farmland, and the proposed development will not adversely impact on any other farmland outside the confines of the site. The proposed development will continue to have a positive interaction with the customer farmers as previously detailed.

The proposed development will require a minimal amount of land to complete the proposed works, however the land requirement will not have a significant adverse impact outside of the development area.

RECEIVED: 16/01/2026

- ***14.1(B) Material Assets: Non-agricultural Properties including residential, commercial, recreational and non-agricultural land.***

The proposed development site is surrounded by agricultural lands and is located well away from any built up areas and/or development clusters. There are no third party residential dwellings within c. 100 m of the proposed development site

- ***14.1.(C) Material Assets: Natural or other resources including mineral resources, land and energy***

The proposed development will also involve the use of a limited amount of construction materials (including quarry products and other construction materials), however the extent of the development is limited in nature and the amount of resources required in the construction of the houses, and potential adverse impact of same, is negligible when sourced from authorized sources.

As previously detailed is proposed to alter stock number on the farm to 640 Sows operating as a specialized breeding farm (altering from the existing 280 sow integrated pig farm), however as will be detailed in this EIAR this revision to the farming system, while changing numbers (increasing sows and weaners and reducing growers/finishers) will result in no intensification of activities when considered in terms of resource consumption. The operation of the farm will continue to require feed (classified as a renewable resource), energy and water. The applicant will operate modern feeding, ventilation and heating systems to minimize same.

The farm does not require any major modifications to the existing electricity supplies, water or road infrastructure in the area.

14.2 Traffic

14.2.1 Introduction

The site of the proposed development/farm is agricultural land owned by and/or available to Bogue Pigs Unlimited Company and forms part of and/or is directly adjacent to, this overall landholding, at the site of the proposed development. The area of the proposed development is an existing pig farm / brownfield site, and greenfield area located to the rear of the existing site.

The ***existing pig farm*** operates as a c. 280 Sow (ex. served gilts) integrated pig farm. This farm houses all of the breeding stock (i.e. sows, served gilts, maiden gilts and boars) and all of the pigs born on the farm until they reach market weight. The existing farm initially commenced in the 1970's has been maintained and upgraded over the years, including the completion of a new dry sow/farrowing accommodation to meet increasing welfare requirements in this area etc. (Planning Ref. KA120409, KA70404 & KA60752).

RECEIVED: 16/01/2026

This Environmental Impact Assessment Report was prepared in conjunction with a planning application to Meath County Council in respect of the;

- Demolition of 19 No. existing pig houses,
- Construction of 5 No. New pig houses, and an extension to 1 No. existing pig house,
- Together with all ancillary structures and associated site works, arising from the above development at Ballinrink, Oldcastle, Co. Meath

to be completed by the applicant in conjunction with a refurbishment and sustainable alteration/specalisation of the operation of the existing farming practices, on an existing pig farm site at Ballinrink, Oldcastle, Co. Meath, and replacing those developments previously authorised under Planning Ref: 24/60324.

The farm which currently operates as a c. 280 Sow (ex. served gilts) integrated farm, will be developed to operate as a specialised 640 Sow (excl. Served Gilts) breeding pig farm upon completion of the proposed developments.

Traffic to and from the site will increase due to the proposed development, as a result of the construction activities to be carried out on site (temporary). While there is an alteration in the animal numbers on the farm, there will be no significant additional increase in traffic with the potential for significant adverse impact. Any potential for an increase in, and/or adverse impact resulting from, traffic is to be minimised due to improved efficiencies in the operation and management of the farm, and optimisation of load sizes.

The volume of traffic to and from the site can be minimised by optimising load sizes. This pig farm has existed for c. 50 years and there has been no indication of an adverse impact, environmental or otherwise, due to the traffic flows. The operation of the existing farm has not experienced any complaints pertaining to the operation of activities on the farm.

14.2.2 Environmental Setting / Receiving Environment:

This site of the proposed development currently forms part and/or is immediately adjacent to the site of the existing pig farming activities. The site in question is approximately 4 ha and it is located in a rural area within the townland of Ballinrink. Access to the site is via the existing entrance and access road into the farm and this is just off a local, third-class road. The site is situated 5.9km west of Oldcastle and 5.2km south of Mount Nugent c. 3-3.5 Km's off the regional route, the R154, between the town of Oldcastle and Mountnugent. This pig farm is located in an agricultural area.

The proposed development will be carried out on and/or adjacent to the existing pig farm and ancillary structures and facilities, on a site previously approved by Meath Co. Co. for the existing facilities, and, currently approved for a significant re-development of same. This pig farm will be located in an agricultural area.

RECEIVED: 16/01/2026

Weekly Traffic associated with the farm is due to;

	Existing 280 Sow (ex. served gilts) integrated
Feed Deliveries	2-4 per week
Organic Fertiliser	c. 16 load/week in spreading season. (39 weeks and average 9.09m3 / load)
Stock Transport	1-2 load / week to market 1 Load Sows fortnight

- and transport of materials and staff to and from the farm.

Transport of dead animals from the farm to a rendering plant will occur weekly/fortnightly. The remainder of the traffic will be associated with staff movement to and from the site.

Transport of fallen stock will occur on a weekly/fortnightly basis in line with Meath Co. Co. requirements, and is integrated into the waste collectors regular collection schedule for this area. All other wastes such as fluorescent tubes, general waste etc. will be stored appropriately and will be removed from the farm by approved contractors and/or to approved sites in line with E.P.A. and Meath Co. Co. requirements.

14.3 Predicted/Potential Impacts/Effects, Good Practice Measures and Mitigation measures and any Residual Effects

➢ ***A) Material Assets***

Resources that are valued and that are intrinsic to specific places are called 'material assets'. They may be of either human or natural origin and the value may arise for either economic or cultural reasons. The potential impact of the proposed development on *archaeology / cultural assets* has been discussed previously.

Material Assets that may potentially be affected by the proposed development include:

- ***(A) Material Assets: Agricultural Properties including all agricultural enterprises***

The proposed development will not adversely impact on any other farmland outside the confines of the site. The proposed development will have a positive interaction with the rest of the applicant's lands, and existing related activities as previously detailed. The proposed development will require a minimal amount of land to complete the proposed works, however the land requirement will not have a significant adverse impact outside of the development area.

Bio- Security is an important concern for all developing pig (and any agricultural livestock system). As with all agri-livestock systems (and as with any animal population wild or domestic) and as we have seen recently, even the human population, disease transmission is an important factor. The proposed development is well removed from any other pig farm, and long established so as not to be considered a bio security risk to other such farms.

RECEIVED: 16/01/2026

- ***Material Assets: Non-agricultural Properties including residential, commercial, recreational and non-agricultural land.***

The proposed development site is surrounded by agricultural lands and is located well away from any built up areas and/or development clusters. There are no third party residential dwellings likely to be adversely impacted by the proposed development.

- ***(C) Material Assets: Natural or other resources including mineral resources, land and energy***

The proposed development will also involve the use of a limited amount of construction materials (including quarry products and other construction materials), however the extent of the development is limited in nature and the amount of resources required in the construction of the houses, and potential adverse impact of same, is negligible when sourced from authorized sources. The operation of the farm will require additional feed (classified as a renewable resource), energy and water. The applicant will operate modern feeding, ventilation and heating systems to minimize same. The farm does not require any major modifications to the existing electricity supplies, water or road infrastructure in the area.

➢ **B)(i) Operational Traffic**

The operation of the proposed development will not increase the operational traffic volume to and from the existing farm / proposed site, and will operate without any significant adverse impact on the local road network in the area, as the proposed development will utilise the same access routes as the existing farm. There will be no new traffic movements to and from the site due to feed deliveries, manure transport and other associated traffic, and same will be minimised by optimising load sizes, and co-ordinating collections/deliveries with the existing facilities so as to minimise this traffic. The location of the proposed development, on/or adjacent to, and/or replacing, the existing development will help facilitate this. The existing farm operates without complaint from the local residents and/or the Local Authority and the currently proposed development will not result in any intensification of activities on the farm.

Weekly Traffic associated with the farm will be due to;

	Existing 280 Sow (ex. served gilts) integrated	**Proposed 640 Sow (excl. Served Gilts)Breeding pig farm (Proposed Development)**
Feed Deliveries	2-4 per week	2-4 per week
Organic Fertiliser	c. 16 load/week in spreading season. (39 weeks and average 9.09m3 / load)	c. 16 load/week in spreading season. (39 weeks and average 9.09 m3/load) Sam may be reduced to 8 loads/week @ 18.18m3/load.
Stock Transport	1-2 load / week to market 1 Load Sows fortnight	1-2 Loads out/week to off-site rearing 1 Load Sows fortnight

Table 14.3.1 Anticipated Operational traffic Movements.

RECEIVED: 16/01/2026

Transport of fallen stock will occur on a weekly/fortnightly basis in line with Meath Co. Co. and Bord Bia requirements, and is integrated into the waste collectors regular collection schedule for this area. All other wastes such as fluorescent tubes, general waste etc. will be stored appropriately and will be removed from the farm by approved contractors and/or to approved sites in line with Meath Co. Co. requirements.

Given the nature of the proposed development and changes to the operating model of this farm no additional traffic will be generated and ***projected traffic levels will remain as existing and will not result in a significant adverse impact on the local road network. Appropriate assess/egress arrangements have been provided for.***

(B) (ii) Construction Traffic

There will be a temporary increase in traffic due to the construction of the proposed development, however this will cease once the development has been completed. This will involve deliveries of steel, concrete, building materials, equipment etc.

The completion of the proposed development is expected to be completed over a 2-3 year period. Due to the nature of the site it is not expected that there will be any significant excess soil to be removed off-farm. Any topsoil moved from the site of the proposed development will be used for landscaping works as previously identified.

HGV Construction traffic to and from the site will involve the movement of,

- plant and machinery to the site,
- Stone for site development /levelling
- Concrete (Ready Mix)
- Concrete blocks / Insulated wall panels etc..
- Roofing materials
- Feeding, Drinking , Ventilation Systems.

The nature and intensity of the construction traffic will be dependant on the scheduling of the development, but will be typical of previous development works on the farm, and typical of such agricultural developments, incl. that as previously approved on this farm and which will be replaced by the currently proposed development.

RECEIVED: 16/01/2026

15 Summary of Potential Effects (Cumulative, Long/Medium/Short Term, Transboundary and/or other).

This development will have a positive effect on population in the area. The existing and proposed pig farm will employ c. 2-3 people directly. The farm profitability of the customer farmers receiving pig manure is boosted by cheap fertiliser nutrients replacing imported energy demanding inorganic nutrients. This farm will have no adverse effect on tourism in the area of the site due to its remote location and comprehensive management and operational practices.

The agricultural and associated added value industries that have developed on the back of the Irish Agri-sector are of significant importance to the local and Irish economy and provide a significant source of employment. Within this, the pig industry is a key component. The pig sector makes a valuable contribution to the Irish agricultural economy, with output at farm level estimated at €600 million (wholesale) in 2019. The sector is a significant employer in rural Ireland with over 5,000 people employed in processing, packing and at farm level.

- ***15 (1)(a) Nationally***

The report "Irelands Inventory Report 2021" (EPA 2021), identifies agriculture as the primary contributor (99.4%) of Irish ammonia emissions in 2019, emitting a total of 124.6 kilotons (kt) of ammonia in that year. According to that report the emissions from the pig sector in 2019 were approximately 4.61 Kt.

DAFM has published a Code of Good Agricultural Practice for reducing Ammonia Emissions from Agriculture " as required by the National Emissions Ceiling Directive and this is the appropriate manner in which to address the national ceiling.

The main sources of ammonia emissions from agriculture arise from the production and application of livestock manures and synthetic fertilisers. The good practice measures give guidance on reducing emissions from these key areas:

- Limiting ammonia emissions from the use of mineral fertilisers;
- Manure application and low-emission manure spreading techniques;
- Animal feeding strategies;
- Animal housing systems;
- Manure storage systems;

The farm will be operated to the highest standards, and emissions (incl. ammonia) and resource (energy, feed and water) consumption is minimised to ensure that the proposed development produces high quality food in a sustainable manner in line with the goals of Agri Food Strategy 2030 and the Good Agricultural Practice for reducing Ammonia Emissions from Agriculture.

RECEIVED: 26/01/2026

➢ ***15 (1)(b) Within the County;***

This existing farm and site of the proposed pig house is located in County Meath. Intensive agricultural enterprises have not developed in Co. Meath to the same extent as counties Cavan and Monaghan. The pig industry is a specialised farming activity with well established practices in place for the transport of pig manure to specialised tillage farmers in surrounding areas. The proximity of the proposed developments to the tillage lands farmed by the customer farmers, will be a significant competitive advantage to both enterprises, and will significantly reduce transport costs and emissions associated with same.

Given the poor returns from the more traditional farming practices (including Tillage), efficient and sustainable agricultural activities, such as the proposed developments, and the jobs dependant thereon, will be critical to the Irish economy.

The ***existing pig farm*** operates as a c. 280 Sow (ex. served gilts) integrated pig farm. This farm houses all of the breeding stock (i.e. sows, served gilts, maiden gilts and boars) and all of the pigs born on the farm until they reach market weight. The existing farm initially commenced in the 1970's has been maintained and upgraded over the years, including the completion of a new dry sow/farrowing accommodation to meet increasing welfare requirements in this area etc. (Planning Ref. KA120409, KA70404 & KA60752).

This Environmental Impact Assessment Report was prepared in conjunction with a planning application to Meath County Council in respect of the;

- Demolition of 19 No. existing pig houses,
- Construction of 5 No. New pig houses, and an extension to 1 No. existing pig house,
- Together with all ancillary structures and associated site works, arising from the above development at Ballinrink, Oldcastle, Co. Meath

to be completed by the applicant in conjunction with a refurbishment and sustainable alteration/specalisation of the operation of the existing farming practices, on an existing pig farm site at Ballinrink, Oldcastle, Co. Meath, and replacing those developments previously authorised under Planning Ref: 24/60324.

This is a significant development in terms of pig house developments and the level of investment required. It will also be a significant boost to local employment in this area, and the local construction industries.

➢ ***15 (1)(c) Within the Local Area;***

It has been demonstrated that the proposed development will have little or no adverse cumulative impact within the county. This proposed pig farm development will modernise the operating activities ion the farm (higher animal welfare and bio-security) as well as improving the quality of infrastructure and environmental protection on the farm.

RECEIVED: 16/01/2026

A number of measures have been provided for so as to mitigate against any adverse cumulative impact. This in conjunction with any requirements placed on the proposed development by Meath Co. Co. and/or the E.P.A. as a result of planning permission and/or E.P.A. Licence conditions will ensure that this proposed development will have no adverse environmental impact on the immediate area.

It is anticipated that the proposed development will not lead to a negative cumulative impact on the local environment due to the array of mitigation measures proposed and/or implemented and the applicant has demonstrated that the customer farmers have sufficient capacity to utilise all organic fertiliser to be produced on this farm. The existing pig farming activities have not received any complaint to date.

- ***15(1)(d) Trans-boundary;***

Given the location of the proposed development well removed from any other international boundary, and the inert nature of the construction and operation of the farm and any of any materials used and/or produced on-site together with the range of processes to be carried out there is no potential for adverse trans-boundary impact.

15.2 Potential Effects (Cumulative, Long/Medium/Short Term, Transboundary / other).

- ***15(2)(a) Nationally***

As detailed previously Pig production results in one of the lowest emissions of Green House Gases, and meeting any increase in consumer demand will result in lower Greenhouse gas emissions (per kg meat produced) than other animal source proteins.

The existing farming activities operating adjacent to, and including, the proposed site, have been managed by the applicant and activities at this site have not had an adverse affect on the local environment, either independently, or, when assessed cumulatively with other activities in the area.

A number of measures have been instigated to mitigate against adverse cumulative impact.

- The site was selected so as to screen the pig farm from view and mitigate against any adverse visual impact, replacing the previously approved development and integration with the remaining structures on and adjacent op the farm.
- The proposed development is planned so as to organise the allocation of organic fertiliser to farm lands in accordance with S.I. 588 of 2025, as per current practices. The proposed development will not have an adverse cumulative impact as all of the organic fertiliser (soiled water) is proposed to be used to replace chemical fertiliser, and there will be no increase in organic fertiliser production as a result of the proposed development.
- A revised stormwater/soiled water, separation, collection and drainage system has been proposed for the proposed development so as to prevent any potential adverse impact on surface water quality in the area of the farm.

RECEIVED: 16/01/2026

This in conjunction with any requirements placed on the proposed development by Meath Co. Co. and/or the E.P.A. as a result of planning permission and/or E.P.A. Licence conditions will ensure that this proposed development has no adverse environmental impact on the immediate/wider area.

- ***15(2)(b) Within the County;***

This proposed pig farm is located in County Meath. Intensive agricultural enterprises have not developed in Co. Meath to the same extent as counties Cavan and Monaghan. Agricultural activity in Meath includes tillage, cereals and other crops, beef and dairy and is an important part of the economic life of rural Meath helping to sustain, enhance and maintain the rural economy. Agriculture will continue to be an important component of Meath's rural economy. The agricultural sector must adapt to the challenges posed by modernisation, restructuring, market development and the increasing importance of environmental issues.

The pig industry is a specialised farming activity and the proposed development will benefit from well established practices in place for the utilisation of pig manure, incl. that produced in the existing development. The integration of the proposed developments within and replacing the existing facilities, will be a significant advantage, and will help modernise the farm and ensure high levels of animal welfare, environmental protection and efficiencies while minimising potential impacts, and without any net intensification of activities.

Productive, efficient and sustainable agricultural activities, such as the proposed development, and the production of high quality food to meet local Irish demand for a highly nutritious, sustainable and affordable foodstuff, and the jobs dependant thereon, will be critical to the Irish economy.

This existing plans for this farm represent a significant modernisation and upgrade of the existing infrastructural and operational practices. This is a significant development in terms of pig farm developments and the level of investment required. It will also be a significant boost to local employment in this area, and the local construction industries.

- ***15(2)(c) Within the Local Area;***

While the proposed development is significant in nature and will result in the;

- demolition of 19 No. existing pig houses,
- construction of 5 No. New pig houses, and an extension to 1 No. existing pig house, together with all ancillary structures and associated site works,
- and as previously detailed it is proposed to alter stock number on the farm to 640 Sows operating as a specialized breeding farm (increasing from the existing 280 sow integrated pig farm),

the proposed developments are to be completed in lieu of a significant infrastructural upgrade already approved by Meath Co. Co., and as detailed in this EIAR this revision to the farming system, while changing numbers (increasing sows and weaners and reducing growers/finishers) will result in no intensification of activities when considered in terms of resource consumption, waste and by-product production, emissions and /or traffic etc.

RECEIVED: 16/01/2026

The existing farm / proposed development will continue to integrate successfully with the customer farmers existing farming activities. As the organic fertiliser from the farm is to continue to be utilized by the customer farmers in line with the requirements of S.I. 588 of 2025 , it will continue to reduce the use of imported chemical fertilisers on these lands. Therefore it is anticipated that the cumulative impact within the county as a whole will be neutral.

Pig farming activities, while established on this farm for in excess of c. 50 Years, are less well established in Meath when compared to other counties such as Monaghan and Cavan. There has been a long tradition of supplying the organic fertiliser produced on these farms in Monaghan and Cavan to tillage lands in Meath, / Louth to optimize the use of the organic fertiliser and nutrients contained therein.

The existing farming activities, have been managed by the applicant and activities at this site have not had an adverse affect on the local environment, either independently, or, when assessed cumulatively with other activities in the area.

A number of measures have been instigated to mitigate against adverse cumulative impact.

- The site was selected so as to integrate the development into the existing pig farm, and wider agricultural nature of the developed site and mitigate against any adverse visual impact. The proposed development is to be located on / adjacent to an existing pig farm site and adjoining lands and the development, will be integrated into the existing farmyard and wider landscape, so as to ensure minimal visual impact and the highest standards of management and supervision.

- The proposed development is planned so as to maintain the allocation of organic fertiliser to the customer farmers in accordance with S.I. 588 of 2025 . The proposed development will not have an adverse cumulative impact as there will be no increase in organic fertiliser production and all of the organic fertiliser is used, and is proposed to be used, by the customer farmers to replace chemical fertiliser. Due to the significant increases in fertiliser price, and resulting demand in the local area, it is envisaged additional customers as they arise, may be supplied with fertiliser from the proposed development. In any event all fertiliser allocations will be in line with S.I. 588 of 2025 , whereby organic fertiliser will be used to replace chemical fertiliser as part of as fertiliser substitution programme, thus eliminating the potential for an adverse cumulative impact.

- An appropriately designed stormwater collection, attenuation and drainage system is to be installed so as to prevent any potential adverse impact on surface water quality in the area of the farm.

This in conjunction with any requirements placed on the proposed development by Meath Co. Co. as a result of planning permission conditions will ensure that this proposed development has no adverse environmental impact on the immediate/wider area.

RECEIVED: 19/01/2026

A number of measures have been provided for, both in the design and operation of the farm so as to mitigate against any adverse cumulative impact. This in conjunction with any requirements placed on the proposed development by Meath Co. Co. as a result of planning permission conditions will ensure that this proposed development will have no adverse environmental impact on the immediate area, and will have a positive impact due to the improvements in operation, management and infrastructure on the farm.

It is anticipated that the proposed development will not lead to a negative cumulative impact on the local environment due to the array of mitigation measures proposed and/or implemented and the applicant has demonstrated, the potential for odour and ammonia emissions to be reduced, and the fact that there will be no increase in organic fertiliser production, while at the same time improving the physical infrastructure on the farm and improving animal welfare and bio-security standards. There will be sufficient capacity to utilise all organic fertiliser to be produced on this farm in line with the requirements of S.I. 588 of 2025 .

- **15(2)(d) Transboundary**

The proposed development is substantial in nature and will same will resulting a realignment of farming activities on the farm with a change from an integrated farm to a specialised pig breeding farm, there will be no intensification of overall activities on the farm.

In general pig farming activities are less well established in Meath when compared to other counties such as Monaghan and Cavan, however this site is located close to the border with Co. Cavan where pig farming is more well established and traditional.

There has been a long tradition of supplying the organic fertiliser / pig manure produced on these farms in Monaghan and Cavan to tillage lands in Meath, to optimize the use of the organic fertiliser / pig manure and nutrients contained therein, and this practice will continue. The proposed development is located well away from any international boundary and will have no adverse transboundary impact.

RECEIVED: 16/01/2026

16. Interaction of Effects

Human Health, bio-diversity (flora, fauna), land and soil, water, air, climatic factors, landscape, material assets, population and cultural heritage.

16.1 Inter-relationships

As a requirement of the European Communities (Environmental Impact Assessment) Amendment Regulations, (as amended) not only are the individual significant impacts required to be considered, but so must the inter-relationship between these factors be identified and assessed. Part II (Second Schedule) of the Regulations requires that the interactions between Human Health, bio-diversity (flora, fauna), land and soil, water, air, climatic factors, landscape, material assets, population and cultural heritage (incl. architectural and archaeological) be assessed.

The aspects of the environment likely to be significantly affected by the proposed development on this pig farm have been considered in detail in the relevant Chapters of the E.I.A.R.. In order to demonstrate the areas in which significant interactions occur a matrix has been prepared, see figure 8.1 below.

Where any environmental element in the top row of the matrix (the receptor) is likely to be affected in any way by any element in the left most column (the impactor), which contains the list of aspects of the environment likely to be significantly affected by the proposed development, these have been indicated. A distinction has been made between positive, negative and neutral impacts in this matrix.

RECEIVED: 16/01/2026

Figure 16.1 Matrix Indication Inter-relationships between EIA Factors

	Land and Soil	Water	Air & Climate	Landscape & Visual	Noise	Traffic	Bio-diversity (Flora & Fauna)	Human Healt / Population	Cultural Heritage	Material Assets
Land and Soil		N	N/a	N	N/a	N/a	N	Pos	N/a	N/a
Water	N/a		N/a	N/a	N/a	N/a	N	N/a	N/a	N/a
Air & Climate	N/a	N/a		N/a	N/a	N/a	N	N	N/a	N/a
Landscape & Visual	N/a	N/a	N/a		N/a	N/a	N/a	N/a	N/a	N/a
Noise	N/a	N/a	N/a	N/a		N/a	N/a	N/a	N/a	N/a
Traffic	N/a	N/a	N	N/a	N		N/a	N	N/a	N/a
Bio-diversity Flora & Fauna	N/a	N/a	N/a	N	N/a	N/a		N/a	N/a	N/a
Human Health / Population	Pos	Pos	Pos	Pos	N/a	N	Pos		Pos	Pos
Cultural Heritage	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a		Pos
Material Assets	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	

Neutral	N
Positive	Pos
Negative	Neg
Not Applicable	N/a

16.1.1 Discussion – Positive Impacts

The following details the rationale for concluding that there is a net positive impact as a result of the inter-relationship between the factors listed below.

- **Impacts of soil on Human Health / Population** – the proposed development will provide for a modern pig farm fully contained within the proposed site, thus maximising performance and minimizing bio-security risks.
- **Impacts of Human Health and Population on other factors** - The increase in wealth as a result of the proposed project would mean that there will be funds available to facilitate improvements through human endeavor in factors land & soil, water, air & climate, landscape & visual, bio-diversity (flora & fauna) and cultural heritage. Improvements in soil can be achieved through the addition of organic fertiliser, improvements in water through improved management and separation of storm and soiled waters, improvements in air through better manure management processes, improvement in bio-diversity (flora & fauna) through the provision of additional site landscaping and maintenance and improvement in cultural heritage by the availability of time and money for the enjoyment of heritage.

RECEIVED: 16/01/2026

16.1.2 Discussion – Neutral Impacts

The following details the rationale for concluding that there is a neutral impact as a result of the inter-relationship between the factors listed below.

- **Impacts of Land/Soil on Water, Landscape & Visual and Bio-diversity (Flora & Fauna)** – The organic fertiliser (pig manure and soiled water) will have a positive overall impact in the wider agricultural sectors, providing a continuity of supply of nutrients, for use in a fertiliser substitution programme on customer farms to replace imported chemical fertiliser.

  All pig manure is to continue to be allocated to customer farmers for use in accordance with S.I. 588 of 2025 , and excessive application of this organic fertiliser will not occur. The area of customer farmland identified is more than sufficient to utilize the resource that is the volume of soiled water generated. The positive impact on soils will potentially see a change in landscape through the improvement in field pastures, this may be viewed as a slightly positive impact overall and any changes will be minimal through compliance with S.I. 588 of 2025 . The changes in soil may result in a reduction in diversity of flora & fauna in receiving spreadlands. However all lands proposed for receipt of soiled water will comprise productive agricultural lands for the production of crops and soiled water will not be applied to areas of scrub or other habitats.

- **Impacts of Water on Bio-diversity (Flora & Fauna)**– The organic manure generated together with any soiled water on site has the potential to negatively impact on water, albeit there will be an improvement in infrastructure facilities with no increase in organic fertiliser volume. A reduction in water quality in the area would have an effect on both local bio-diversity (flora & fauna) and bio-diversity (flora & fauna) in the wider river catchment area. This potential threat has been mitigated through, the management of all organic fertiliser on site in accordance with S.I. 588 of 2025. This is further mitigated (existing and proposed) through the provision of appropriate on site storm water drainage and attenuation system, separation of clean and soiled water and the provision of sufficient organic fertiliser storage. These mitigating measures are sufficient to ensure that there is no negative impact on Flora & Fauna as a result of its relationship with water.

- **Impacts of Air & Climate on Bio-diversity (Flora & Fauna) and Human Health/Population**– There is a potential threat to Bio-diversity (Flora & Fauna) and Human Health/Population as a result of any impact on air due to the proposed project. The generation of mal-odour on site may have a slight negative impact on Bio-diversity (Flora & Fauna) and in particular on Human Health/Population, however this is mitigated by the fact that the proposed developments are to be completed to the highest standards of construction and operation. Based on previous experience with other farms of a similar scale, and on the site specific reports completed as part of this assessment, odour, ammonia and /or particulate matter (dust) are not anticipated to be an issue on this farm, and particularly with regard to odour and ammonia, emissions will be reduced due to the revisions in stock type and any additional mitigation measures.

RECEIVED: 16/01/2026

Adequate mitigating measures have been described in this E.I.A.R. to ensure that this threat does not materialise and thereby ensuring the potential impact is neutral, or positive.

- **Impacts of Traffic on Air & Climate, Noise and Human Health/Population** – The traffic generated as a result of the proposal will have some impact on Air & Climate, Noise and Human Health/Population. However the change in traffic will not cause an adverse impact. The proposed development will result in no net intensification of activities/traffic and it is not anticipated that the proposal will generate levels of additional traffic that would adversely impact on the environment and therefore the impact is considered minor/negligible.

- **Impacts of Bio-diversity (Flora & Fauna) on Landscape & Visual** – A reduction in Flora & Fauna as a result of the proposed development could impact on Landscape & Visual characteristics of the area. Many habitat areas such as stands of trees, scrub or hedgerow are important landscape features. These enclose and form our landscape and are critical to retain the unique characteristics of the local landscape. The mitigating measures provided for in this E.I.A.R. will ensure that no significant landscape features will be altered or removed unnecessarily as a result of this proposal.

- **Impacts of Human Health/Population on Traffic** – an increase in prosperity as a result of the proposed development could see some small increase in traffic. This is slight in nature. The overall impact of Human Health/Population on Traffic is considered neutral.

RECEIVED: 16/01/2026

16.2 Potential Impacts and Mitigation Measures

This section presents the significance of potential impacts following the implementation of mitigation measures. The E.P.A. classifies impacts as follows:

Impact		Description
Quality of Effects	Positive Effects	A change which improves the quality of the environment
	Neutral Effects	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative Effects	A change which reduces the quality of the environment
Describing the Significance of Effects	Imperceptible	An effect capable of measurement but without significant consequences.
	Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
	Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
	Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
	Significant Effects	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
	Very Significant Effects	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
	Profound Effects	An effect which obliterates sensitive characteristics
Describing the Duration and Frequency of Effects	Momentary Effects	Effects lasting from seconds to minutes
	Brief Effects	Effects lasting less than a day
	Temporary Effects	Effects lasting less than a year
	Short-term Effects	Effects lasting one to seven years.
	Medium-term Effects	Effects lasting seven to fifteen years.
	Long-term Effects	Effects lasting fifteen to sixty years
	Permanent Effects	Effects lasting over sixty years
	Reversible Effects	Effects that can be undone, for example through remediation or restoration
	Frequency of Effects	Describe how often the effect will occur. ((once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually))
Describing the Extent and Context of Effects	Extent	Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.
	Context	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)
Describing the Probability of Effects	Likely Effects	The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
	Unlikely Effects	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.

RECEIVED: 16/01/2026

Interactions between the above environmental factors show the potential effect of the pig farm on the community and its environs. Human Health/Population are the main impact receptor, Bio-diversity (Flora and Fauna) being the other. The pig farm and its production processes will minimally impact upon the landscape, archaeology, terrestrial, water quality and climate described under the heading natural environment.

Traffic, air quality, noise, tourism and material assets are the factors that affect the community directly. This pig farm with its planned integration into the existing farming activities, and wider agri.- tillage activities will have no significant impact on the rural community. There are a number of positive features associated with this proposed farm:

- It will serve to create additional employment and secure existing employment.
- It will serve to ensure that there is a consistent supply of pigs to the rearing farm(s) and, from there to the local processor in Cavan Town, to supply the main supermarkets, and meet the demand for fresh Irish pork and pig meat products.
- All organic fertiliser is to continue to be used in a fertiliser substitution programme to replace imported chemical fertiliser in accordance with the requirements of S.I. 588 of 2025

	Category	Potential Environmental Issues/Effects	Potential Impact ~ Site	Potential Impact ~ Customer Lands	Duration	Mitigation	Residual Impact
Natural Environment	Terrestrial						
	Bio diversity (Flora and Fauna)	Destruction/loss of habitats.	Positive	Neutral	Long-term	Existing site of no significant ecological importance. Organic fertilizer to continue to replace chemical fertilizer in accordance with S.I. 588 of 2025, no impact. Reduced ammonia emissions due to revised stock numbers and mitigation measures (slurry cooling & low protein diets).	None
		Eutrophication	Positive	Neutral	Long-term	High quality development and storm water discharge systems. Nutrient balance / organic fertiliser substitution / replacement of existing fertilsier sources. Organic fertiliser will continue to replace imported chemical fertiliser with no increase in nutrients applied, and no increase in organic fertiliser production.	slight
	Fresh Water / Groundwater	Risk of contamination	Positive	Neutral	Long-term	Fertiliser planning / Buffer Zones / Codes of Good Practice applied (S.I. 588 of 2025, Customer Farmlands). DAFM Construction Specifications. Improved storage facilities.	Positive (long term)
	Landscape	Visual impact	Negative	Neutral	Long-term	Existing pig farm visually integrated with adjacent development. Well set back from the local road. Properly landscaped, and integrated with existing farmyard. Previously approved site.	Slight
	Archaeology	Disturbance of archaeological finds	Neutral	Neutral	Long-term	No archaeological finds within this site. Site not located near to, or likely to impact on any archaeological sites.	Neutral
	Climate / Climate Change	Contribution of greenhouse gases	Positive	Positive	Long-term	Pig production is less harmful than ruminant production in terms of methane. Organic manure will continue to replace imported inorganic fertilisers eliminating manufacturing / transport energy use. Integration with existing farming activities on customer farm lands. Similar scale of development previously approved / currently authorised. Implementation of mitigation measures (low emission spreading, slurry cooling & low protein diets) as detailed.	Positive (long term)

RECEIVED: 16/07/2026

Human Health / Population	Agriculture and land use	Fertiliser substitution	Neutral	Positive	Long-term	Loss of agricultural land (site), however not significant due to limited area. Improves profitability by reducing costs and improving output. Continued ntegration with existing farming activities on applicant and customer farmer lands.	None
	Community	Application of manure	Neutral	Positive	Long-term	No additional organic fertiliser. All organic fertiliser to be applied to lands farmed in accordance with S.I. 588 of 2025. Low emission spreading systems.	None
		Vermin and pest infestation	Negative	Neutral	Long-term	Control programme to be practiced on farm in line with Bord Bia requirements.	None
		Fire Hazards	Negative	Neutral	Long-term	Fire points / extinguishers / staff training	None
	Traffic	Long-term increase in traffic.	Neutral	Neutral	Long-term	In-ward/out-ward traffic primarily during working hours. Minimise traffic volume by optimising load sizes. Additional Short term peak during construction. Good road infrastructure. Similar scale of development previously approved / currently operating.	Slight
	Noise	Stock Noise at feeding/moving. Feed deliveries, manure removal	Negative	Neutral	Long-term	Prioritise activities during working hours. Remote Location. Similar scale of development previously approved / currently operating.	None
	Air	Generation of Odours	Positive	Neutral	Short-term	Adherence to Code of Good Practice to Reduce Odour Emissions at Spreading. High standard of housing and management and washing between batches. Buffer zones from sensitive dwellings / areas. Reduced odour emissions compared to currently operating/authorised activities.	None
	Tourism/ Ammenities	Landscape	Neutral	Neutral	Long-term	Site location will result in no adverse impact on the environment.	None
		Water Quality	Neutral	Neutral	Long-term	High standard of development and management / Fertiliser planning / Buffer Zones / Codes of Good Practice applied / Integration with customer farmer existing farming activities	None
	Material Assets	Reduction in material / residential quality	Neutral	N/A	Long/ short-term	Agricultural area, well removed from any dwelling houses. Site location will ensure that there is no negative impact on the material assets of the area. Similar scale of development previously approved / currently operating.	None

RECEIVED: 10/12/25

RECEIVED: 16/01/2026

17. ENVIRONMENTAL MANAGEMENT PROGRAMME AND SCHEDULE OF MITIGATION MEASURES

17.1. Introduction

The applicant will implement and maintain a comprehensive monitoring programme on site to provide maximum protection for the environment. This plan will in effect be governed by the requirements of the Meath Co.CO., D.A.F.M., Bord Bia, and by the applicant's requirements under environmental legislation such as S.I. 588 of 2025 . This management plan will involve, but is not limited to, maintaining an organic fertiliser / pig manure register and visual inspection of all storm water outlets.

Implementing this programme will ensure that there are no negative environmental impacts from the activities associated with the operation of the pig farm. Any recommendations of the planning authority will be complied with in relation to this Environment Management Programme.

17.2. Organic fertiliser / pig manure Management Programme

The applicant will implement and manage a programme for the allocation of organic fertiliser / soiled water in each particular year, the volume of which will not increase as a result of this proposed development. The main aspects of the Organic fertiliser / pig manure Management Programme are to ensure that the requirements of S.I. 588 of 2025 , are met in full by the applicant. This will include;

- The allocation of pig manure/organic fertilsier (the volume of which will not be increased as a result of this application to customer farmers for use as organic fertiliser with the requirements of S.I. 588 of 2025,
- Proper separation of all clean water on site, and the collection of all soiled water in the organic fertiliser storage tanks. The allocation of organic fertiliser in line with the requirements of S.I. 588 of 2025.
- Continuous recording of all organic fertiliser / pig manure / soiled water transfers off the farm, as per the record 3 form (Record 3 is the term given to the recording of movement of organic fertilisers from one farm to another, for compliance with S.I. 588 of 2025), and submission of all records to The Department of Agriculture, Food and The Marine as required.

RECEIVED: 16/01/2026

17.3. Environmental Monitoring Programme

(i) ***Work schedule for fixed structures.***

- A maintenance programme for all structures and systems to be implemented to ensure that same are operating to maximum efficiency

(ii) ***Monitoring fixed structures for the following:***

- checking soiled water and clean water drainage systems for deterioration, leaks and blockages.

(iv) ***Monitoring and analysis***.

- Storm water emission points to be visually inspected and recorded on a weekly basis.

- Remaining monitoring and analysis as may be determined by the requirements of any permission issued to this farm.

17.4 Description of measures envisaged to avoid, reduce, prevent or if possible, offset any identified significant adverse effects on the environment.

The site selection criteria, compliance with DAFM and Bord Bia requirements, and the location of the proposed development away from third party dwellings, sensitive landscape and/or other features, environmentally sensitive areas, and in an agricultural area where all of the organic fertiliser can be used by the customer farmers, go a significant way to minimising any potential impact. Furthermore the alteration in stock numbers/types (with no intensification of activities), the implementation of good practice measures and improvement in the quality of infrastructure, will ensure no adverse impact and in some areas (odour and ammonia emissions) will reduce existing emissions/potential impacts without further mitigfation.

Notwithstanding same, the following best practice / mitigation measures have been implemented / proposed to reduce any potential adverse impact, significant, or otherwise:

Operation

(i) Provision of sufficient and safe access to the site and measures to avoid excessive soiling of the public road during construction on the site.

(ii) Preservation of existing trees and hedgerows surrounding the site together with sympathetic design and layout so as to screen the installation from obtrusive view and to allow it to be absorbed into the rural landscape.

RECEIVED: 16/01/2026

(iii) Provision of a storm water drainage and attenuation system to properly collect and discharge all clean rainwater from roofs and clean surfaces, as described in Appendix No. 3 and 7.

(iv) Provision of soiled slatted /concrete walkways to properly collect any soiled water and divert it to the nearest manure storage tank.

(v) The collection and the removal from the site of all manure. All soiled waters / organic fertiliser to be collected and used on lands farmed by the customer farmers.

(vi) Appropriate collection and removal from the site of waste materials generated on the site. Record and maintain records of all consignments of waste despatched from the site in accordance with requirements.

(vii) The collection and the removal from the site of all dead animals and all animal tissues. A small proportion of the birds maintained on the farm die prematurely. These carcasses are and will be stored in a covered sealed container on site, awaiting collection by an authorised contractor.

Michael Galligan is an authorised contractor who regularly removes these carcasses, and any other such material to authorised facilities in compliance with existing requirements. Correspondence in this regard is included hereafter, in Appendix No. 9. Ensure collection of animal tissue from the site is in appropriate watertight and covered containers, and timely removal so as to ensure minimal generation or release of odours either at the site, or during transit to the disposal/recovery destination.

(viii) Comprehensive cleaning and hygiene routine to minimise potential odour from the site.

(ix) Specially formulated diets to maximise performance and reduce nutrient excretion. See Appendix No. 8.

(x) Proper maintenance and inspection procedures to ensure that all feeding, water supply, manure removal, and ventilation systems are working to maximum efficiency, ensuring manure is maintained as dry as possible and minimising energy consumption.

(xi) Mr. Luke Bogue Director of Bogue Pigs Unlimited Company) is a highly skilled, efficient and competent pig operator having gained significant experience with the existing pig houses, both on this farm and elsewhere.

Implementation of the above will ensure that significant effects on the environment will be avoided and the risk of incidents of environmental significance will be near zero.

RECEIVED 16/01/2026

Construction:

In order to minimise emissions from the pig facility at Ballinrink and in order to protect the local environment, a Construction and Environmental Management Plan (See Appendix No. 14) is to be implemented and will include the following mitigation measures are to be implemented:

- The control and management of hydrocarbons on site will be vital to prevent deteriorations in surface and groundwater quality locally. The following measures must be employed on site during construction:
    - The risk of fuel spillages on a construction site is at its greatest when refuelling plant. Therefore, only designated trained and competent operatives should be authorised to refuel plant on site. Plant and equipment should be brought to a designated refuelling area rather than refuelling at numerous locations about the site.
    - Spill kits stations should be provided at the fuelling location for the duration of the works.
    - Workers should be provided with training on spill control and the use of spill kits.
    - All fuel storage containers must be appropriately bunded, roofed and protected from vehicle movements.
    - All chemicals must be stored as per manufacturer's instructions. A dedicated chemical bund should be provided on site if chemicals are to be stored on site. Any chemicals used on site should be returned to the site compound and secured in a lockable and sealed container overnight in proximity to the fuel storage area.
    - Procedures and contingency plans should be established on site to address cleaning up small spillages as well as dealing with an emergency incident. A stock of absorbent materials such as sand, spill granules, absorbent pads and booms should be kept on site, on plant working near the water and at the refuelling area.
    - Daily plant inspections will be completed by all plant operators on site to ensure that all plant is maintained in good working order. Where leaks are noted on these inspection sheets, the applicant should remove the plant from operations for repairs.
    - All personnel shall observe standard precautions for handling of materials as outlined in the Safety Data Sheets (SDS) for each material, including the use of PPE. Where conditions warrant, emergency spill containment supplies should be available for immediate use.

- Best practice concrete / aggregate management measures must also be employed on site.
    - A designated concrete wash out area should be set up on site; typically this will involve washing the chutes, pumps into a designated IBC before removing the waste water off site for disposal.

RECEIVED 16/01/2026

- Best practice in bulk-liquid concrete management should be employed on site addressing pouring and handling, secure shuttering, adequate curing times etc.
- Stockpile areas for sands and gravel must be kept to a minimum size, well away from the coastal site boundary.
- Where concrete shuttering is used, measures should be put in place to prevent against shutter failure and control storage, handling and disposal of shutter oils.
- Activities which result in the creation of cement dust should be controlled by dampening down the areas.
- Raw and uncured waste concrete should be disposed of by removal from the site;
- Stockpile areas for sands and gravel must be kept to a minimum size.

- All silt drains and farm yard discharge should be in accordance with the specifications within the Department of Agriculture's "Minimum specification for Farmyard Drainage, Concrete Yards and Roads".

- Any excavated material arising from the construction process must not be disposed of within any designated site. It must be used responsibly within the landholding or disposed of in an approved facility using a registered contractor.

- Site preparation and construction must be confined to the development site only and should adhere to all standard best practice measures. Work areas should be kept to the minimum area required to carry out the proposed works and the area should be clearly marked out in advance of the proposed works.

- It is vital that there is no run-off from site works or operation into the tributary of the Inny River which lies close to the proposed construction works area. There should be no construction works within 10m of the watercourses on site and the existing natural vegetation along these watercourses should be maintained. Additionally, in order to prevent run off from construction works from entering the watercourses.

- The existing and proposed operation of the farm should be done in accordance with S.I. 588 of 2025 having regards to the storage and use of the manure produced on the farm. Manure, slurry and soiled water storage facilities should be constructed to Department of Agriculture, Food and The Marine specifications.

- During operation only clean surface water should be discharged to this drain. Appropriate silt and hydrocarbon interceptors should be used on this line.

RECEIVED: 16/01/2026

18. Summary / Conclusion

The proposal as outlined will make a significant positive contribution to the rural economy of Co. Meath and will, serve to secure employment in the local construction industry, utilise the resource that is the existing pig farm site, and secure the viability of the applicant's existing farming activities, as well as the wider agricultural industry.

The new farm building/structures and revised operational practices as proposed will integrate successfully with their surroundings and will not give rise to any significant environmental effects.

As detailed in this E.I.A.R.,

- It is proposed to alter stock number on the farm to 640 Sows operating as a specialized breeding farm (increasing from the existing 280 sow integrated pig farm), however as will be detailed in this EIAR this revision to the farming system, while changing numbers (increasing sows and weaners and reducing growers/finishers) will result in no intensification of activities when considered in terms of resource consumption, waste and by-product production, emissions and /or traffic etc., and there will be a reduction in odour and ammonia emissions and/or the potential impact from same.

- Organic fertiliser production will be unchanged, and will be appropriately and sustainably utilised as part of a fertiliser substitution programme,

- The quality and quantity of manure storage capacity will be increased,

- Health status of the farm and Bio-security will be improved,

- Traffic to/from the farm will not be significantly increased above that as previously approved / currently authorised, and,

- Potential emissions to air not be increased and/or will be reduced, due to upgrading of the proposed development, changes in operational activities and additional mitigation measures to be implemented. .

Which should all contribute to a more efficient and sustainable farming production system which can operate to the highest environmental and welfare standards.

The granting of permission to the proposed development would strongly accord with the provisions of the County Development Plan. The proposed development will operate under the conditions imposed as part of any grant of planning permission that may issue to this farm and in line with Department of Agriculture, Food and The Marine, Meath Co. Co. and E.P.A. requirements.

RECEIVED: 16/01/2026

Signed:

Paraic Fay
BAgrSc

15th January 2026
Date

CLW Environmental Planners
The Mews,
23 Farnham St.,
Cavan Town,
Co. Cavan.

Tel: 049-4371451
Fax: 049-4371447
Email: info@clw.ie

RECEIVED: 16/01/2026

Appendixes

Appendix No. 1	~	***Customer Farmland Details***
Appendix No. 2	~	***Site Location Map (1:2,500 & 1:10,560)***
Appendix No. 3	~	***Site Layout (Not to scale)***
Appendix No. 4	~	***Engineers Drawings (Not to scale)***
Appendix No. 5	~	***Environmental Protection Agency – Draft Advice Notes on EIS – Project Type 13***
Appendix No. 6	~	
Appendix No. 7	~	***Manure Storage Capacity***
Appendix No. 8	~	**Feed Details**
Appendix No. 9	~	**Animal Tissue Disposal**
Appendix No. 10	~	***Local Water Quality Data***
Appendix No. 11	~	***Waste Disposal***
Appendix No. 12	~	***Met Data***

RECEIVED: 16/01/2026

Appendix No. 13	~	***Natura Impact Statement***
Appendix No. 14	~	***Resource and Waste Waste Management Plan***
Appendix No. 15	~	***Site Characterisation Report***
Appendix No. 16	~	***European Communities (Welfare of Farmed Animals) Regulations 2010 – S.I. 311 of 2010***
Appendix No. 17	~	***Copy of S.I. 588 of 2025***
Appendix No. 18	~	***Extracts from Meath Co. Development Plan***
Appendix No. 19	~	***Surface Water Drainage Proposal***

RECEIVED: 16/01/2026

Appendix No. 1

Customer Farmland Details

2025 Fertiliser Plan

Farm	Farm Bogue Pigs UC	Herd No	Dept. Of Ag	Total N	Total P	Area	NPH (2020)	Storage (weeks)	Meal (Est.)	Chemical P	Sheep/Horses	Silage 2 Cut	Est.Max allocation 2025
1	[redacted]	[redacted]	2025	0	0	290.58	0.00		0.0	0			11762
2	[redacted]						#DIV/0!		0.0	0			0
3	[redacted]						#DIV/0!		0.0	0			0
4	[redacted]						#DIV/0!		1.1	0			0
5	[redacted]						#DIV/0!		0.0	0			0
6	[redacted]						#DIV/0!		0.0	0			0
7	[redacted]						#DIV/0!		0.4	0			0
										Total			11762

			m3/hd/week	Weeks	
Estimated production	640	Sows	0.174	52.00	5,790.7

Capacity %		203.1

RECEIVED: 16/01/2026

Farm & Soil fertility Summary

rtiliser Plan Summary | **B & L Farms** | **2025**

RECEIVED: 16/01/2026

Herd No.	[redacted]
Address	[redacted]
County (Zone)	[redacted]
Weeks Storage.	[redacted]

Land Areas	**Ha**	**%**
NMP Total Nitrates ha	291.58	
Grassland	3.29	1.13
Arable	288.29	98.87
Sampled Areas	276.53	94.84

Closed Periods

Chemical 15 September to 14 February

Stocking Rates

Current Years Net WFSR	0.00 kg/Ha
Current Years GSR	0.00 kg/Ha
Previous Years GSR	0.00 kg/Ha

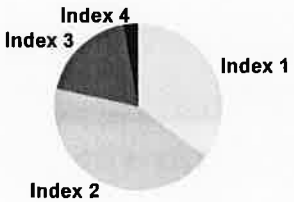
Soil Fertility Summary

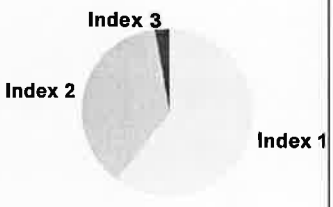
Overall Fertility Status
pH > 6.2, P & K index 3 or 4

Lime
Soil pH > 6.2

Phosphorus
P Index

Potassium
K Index





	Ha's	%
Yes	5.00	2%
No	271.53	98%

pH	Ha's	%
<5.5	8.12	3%
5.5-5.9	8.67	3%
5.9-6.2	0.00	0%
6.2-6.5	2.18	1%
[illegible]	[illegible]	[illegible]

Index	Ha's	%
1	97.27	35%
2	119.95	43%
3	51.64	19%
[illegible]	[illegible]	[illegible]

Index	Ha's	%
1	165.32	60%
2	104.03	38%
3	7.18	3%
[illegible]	[illegible]	[illegible]

% reduction in farm capacity to perform based on current fertility levels compared to optimal fertility

pH, P and K	pH	P	K
[illegible]	6	11	14

Soil pH & Lime

Lime Planned	
2025	0 Tonnes
2026	0 Tonnes
2027	0 Tonnes
2028	0 Tonnes
Four Year Total	0 Tonnes

Target pH	**Grass**	**Tillage**
Mineral Soil	6.3	6.5
Organic Soil	5.5	5.5

Organic Manure Plan

Chemical Fertiliser Advice

Nutrient Balance

	N(kg)	P(kg)	K(kg)
Chemical Recommended	47,746	10,597 (100%)	32,986
Max Chemical Allowed	47,911	10,607	⚠

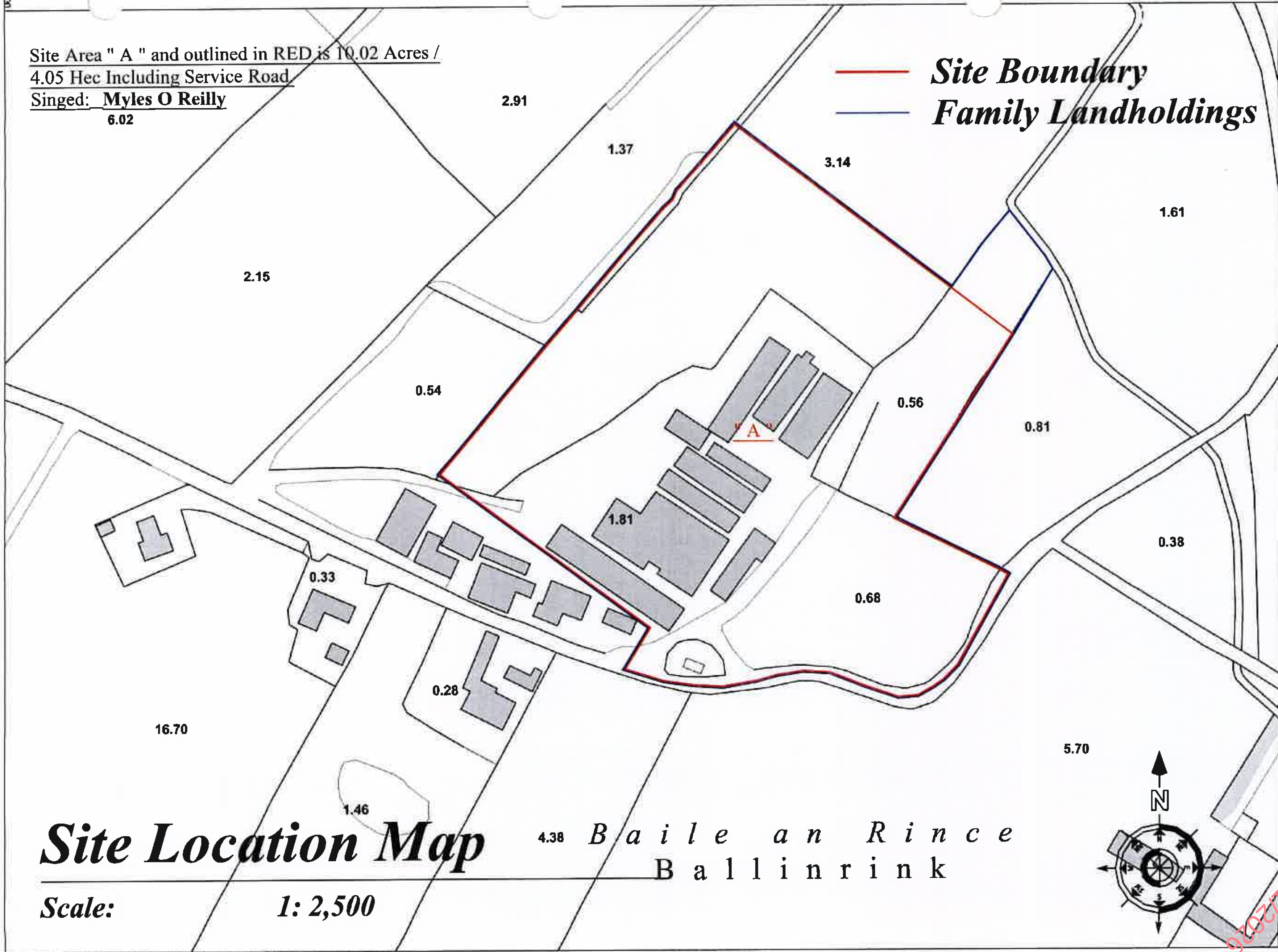
Planned Fertilisers

Fertiliser	Tonnes
10-5-25	75.33
Omex24%N+3%S	163.56

RECEIVED: 16/01/2026

Appendix No. 2

Site Location Map (1:2,500 & 1:10,560)



CENTRE COORDINATES:
ITM 649092,780367

PUBLISHED: 14/03/2024

ORDER NO.: 50389105_1

MAP SERIES: 1:5,000

MAP SHEETS: 2178

COMPILED AND PUBLISHED BY
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright.

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

©Tailte Éireann, 2024.
All rights reserved.

RECEIVED: 16/01/2026

MOR MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT

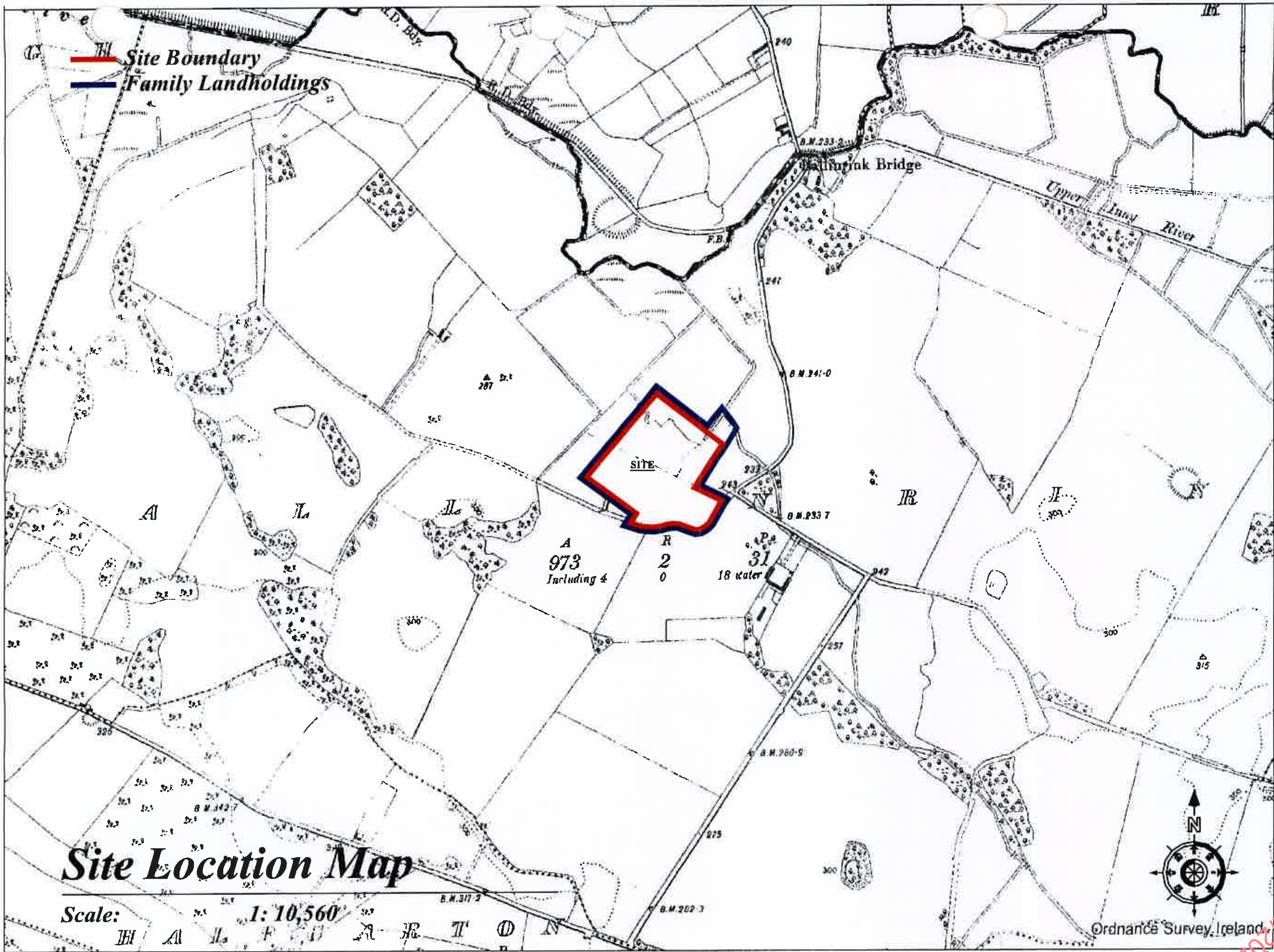
Bouge Farms

Proposed Piggery Alterations and all ancillary Site works at Ballinrink, Oldcastle, Co. Meath

Site Location Map

30-03-24 MOR MOR 24015 PL09 1/2500 Planning Size A4

NOTES:



CENTRE COORDINATES:
ITM 649092,780367

PUBLISHED: 14/03/2024

ORDER NO.: 50389105_1

MAP SERIES:
6 Inch Raster
6 Inch Raster
6 Inch Raster

MAP SHEETS:
CN042
MH008+008A
WH001+001A+(

COMPILED AND PUBLISHED BY
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright.

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

©Tailte Éireann, 2024.
All rights reserved.

RECEIVED: 16/01/2026

781275
779458
6503

CAPTURE RESOLUTION:
The map objects are only accurate to the

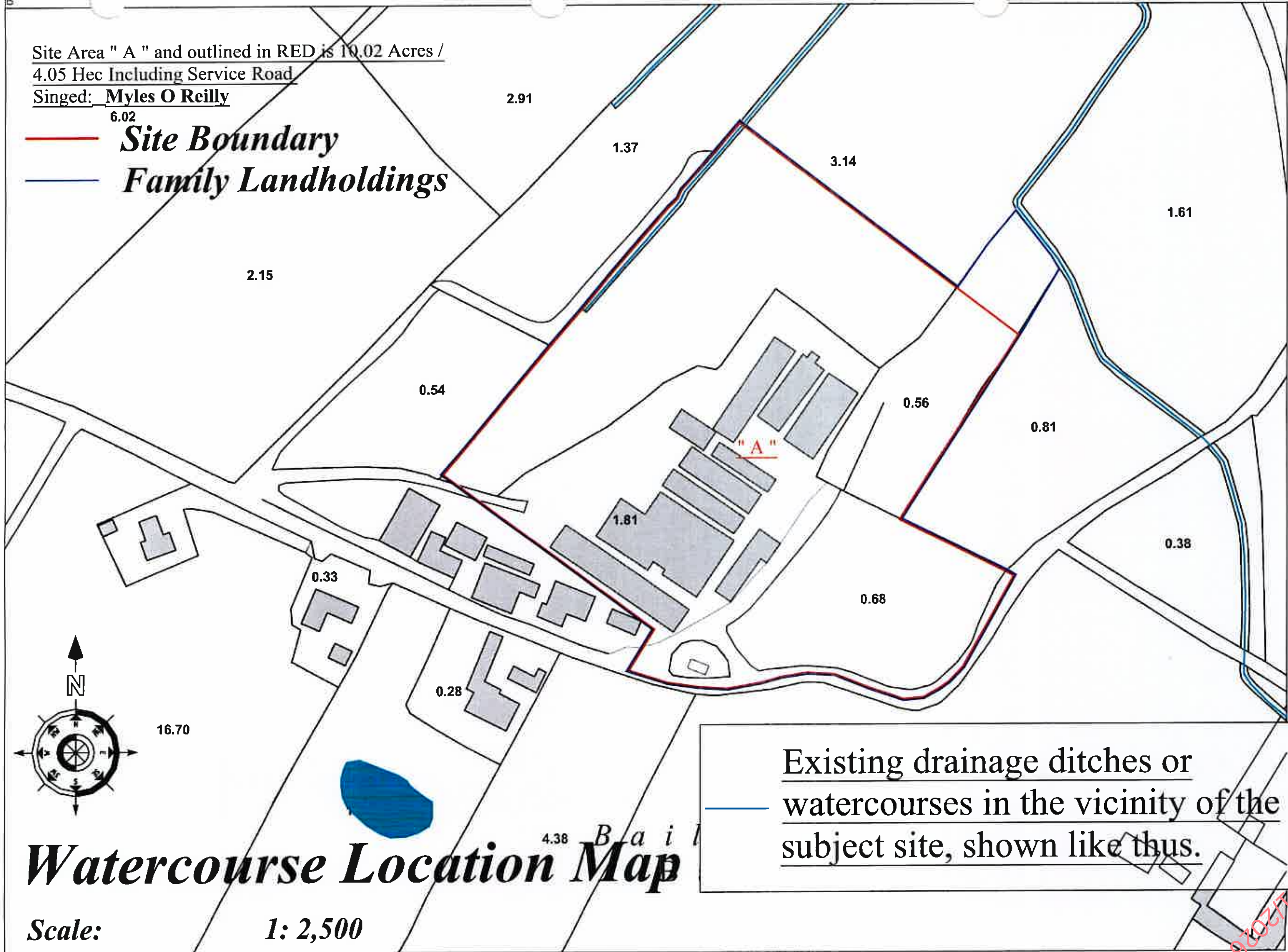
LEGEND:
To view the legend visit

N

NOTES:

MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT

Bouge Farms — 18-06-25 — MOR — MOR
Proposed Piggery Alterations and all ancillary Site works at Ballinrink — 24015 — PL07
Site Location Map — 1:2500 — Planning — Size A4



CENTRE COORDINATES:
ITM 649092,780367

PUBLISHED:
14/03/2024

ORDER NO.:
50389105_1

MAP SERIES:
1:5,000

MAP SHEETS
2178

COMPILED AND PUBLISHED B
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright.

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

©Tailte Éireann, 2024.
All rights reserved.

RECEIVED: 16/01/2026

MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN · GPS & TOPOGRAPHIC SURVEYING · SETTING-OUT

Bouge Farms	18-06-25	MOR	MOR
Proposed Piggery Alterations and all ancillary Site works at Ballinrink, Oldcastle, Co. Meath	24015	PL08	
Watercourse Location Map	1/2500	Planning	Size A4

RECEIVED: 16/01/2026

Appendix No. 3

Site Layout
(Not to scale)

24015 PL03 -

RECEIVED: 26/01/2026

Existing Buildings

Concrete Area hatched like thus

EP Extraction Point

Stormwater/Surface Water

Flow of Slurry

FB Feed Bin

Existing Houses hatched like thus,

Site Boundary

Units to be Demolished hatched like thus,

Existing Neighbouring Farm Sheds hatched like thus,

Existing Neighbouring Dwellings Sheds hatched like thus,

Site Area " A " and outlined in RED is 10.02 Acres / 4.05 Hec Including Service Road.
Singed: **Myles O Reilly**

SITE PLAN
Scale 1/500

SURFACE WATER OUTFALL

PUMP HOUSE

Well

Existing drainage ditches or watercourses in the vicinity of the subject site, shown like thus.

WATER STORAGE TANK

SERVICE ROAD

EXISTING HEDGEROW

Meal Bins

EXISTING ENTRANCE

NOTE
All surface water to local watercourse
All Existing Surface Water To be Picked up
New Surface water to be connected to
Existing Surface Water Lines with Silt Trap

All ground trees on site shall be retained, except for those that require to be removed to facilitate the actual physical development of the site. Existing Hedge rows to be buffed, reinstated up where required.

MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT
Crubany, Cavan, Co. Cavan T: 0877521970 E: moreillycivileng@hotmail.com

Client: Bouge Farms	Date: 19-12-25	Drawn: MOR	Checked: MOR
Title: Proposed Piggery Alterations and all ancillary Site works at Ballinrink, Clonaside, Co. Meath	Job No: 24015	Dwg No: PL03	Rev:
Drawing Title: Existing Site Plan	Scale: 1/500	Status: Planning	Size: A1

This drawing or design may not be reproduced without permission

24015 PL07 -

Site Plan as Previously approved under Planning Ref: 24/60324

RECEIVED: 16/01/2026

LEGEND: NO.	STATUS	EX-FLOOR AREA M²	PROP-FLOOR AREA M²	EX-STORAGE M³	PROP UNIT STORAGE M³	PROP PASSAGE STORAGE M³
1.	EX-PIG UNIT	589		1414		
1A.	PROP-PIG UNIT		220		528	35
2.	EX-PIG UNIT	353		424		
2A.	PROP-PIG UNIT		171		205	11.5
3.	EX-PIG UNIT	527	527	632	632	
4.	EX-PIG UNIT	85		444		
5.	EX-PIG UNIT	167		117		
6.	EX-PIG UNIT	391	391	557	557	
6A.	PROP-PIG UNIT		173		386	75
7.	EX-PIG UNIT	350	350	679	679	
7A.	PROP-MIX ROOM		139			
8.	EX-PIG UNIT	239		91		
9.	EX-PIG UNIT	107		128		
10.	EX-PIG UNIT	106		127		
11.	EX-PIG UNIT	25		15		
12.	EX-PIG UNIT	26		16		
13.	EX-PIG UNIT	24		14		
14.	EX-PIG UNIT	48		29		
15.	EX-PIG UNIT	50		30		
16.	EX-PIG UNIT	50		30		
17.	EX-MEAL STORE	30				
18.	EX-PIG UNIT	203		244		
19.	EX-PIG UNIT	126		151		
20.	EX-PIG UNIT	51				
21.	EX-PIG UNIT	260		103		
22.	EX-PIG UNIT	643		772		
23.	EX-MILL/OFFICE	293	293			
24.	EX-WATER TANK					
25.	PROP-PIG UNIT		2348		4226	343
26.	PROP-PIG UNIT		626		1418	322
27.	PROP-PIG UNIT		603		1371	255

SURFACE WATER TO OPEN DRAIN

New outflow to existing surface water drain.

Hydrobrake Manhole at end of SWALE

PUMP HOUSE

Well

350m3 SWALE Drain

NOTE SWALE Drain to be constructed as per Environmental Engineers size requirements. All work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6 All work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.

350 m3 SWALE Drain to be constructed as per Environmental Engineers specifications

Landscaping to existing hedge rows to ticken up Headge where required.

SERVICE ROAD

Stoned Area

Silt Trap

Landscaping to existing hedge rows to ticken up Headge where required.

SERVICE ROAD

SERVICE ROAD

SERVICE ROAD

SERVICE ROAD

SERVICE ROAD

Proposed Concrete Area. Any run-off to tank

EXISTING HEDGEROW

Turning Circle

Sight Distance 80m

Existing Entrance to be closed.

Existing Entrance See Detail A

SITE NOTICE " X "

EXISTING ENTRANCE

EX STONE WALL

Sight Distance 80m

NOTE:
All surface water to local watercourse
All Existing Surface Water To be Picked up
New Surface water to be connected to Existing Surface Water Lines with Silt Trap
All stored trees on site shall be retained, except for those that require to be moved to facilitate the actual physical development of the site. Existing Hedge rows to be buffed tickened up where required

SITE PLAN
Scale 1/500

Existing drainage ditches or watercourses in the vicinity of the subject site, shown like thus.

Slatted Passageways hatched like thus.

Concrete Passageways hatched like thus,

All uncovered areas where surface water run-off may be contaminated will be closed in (walled) and all runnoff will be piped into an existing or proposed underground tank.
All new passages will be slatted.

Proposed Stormwater / Surface water

Soiled water from concrete passage to underground tanks

Existing Houses hatched like thus.

Proposed Solar Panels hatched like thus.

Proposed Building hatched like thus.

Existing Water tank hatched like thus.

Concrete area hatched like thus.

Units to be extended hatched like thus.

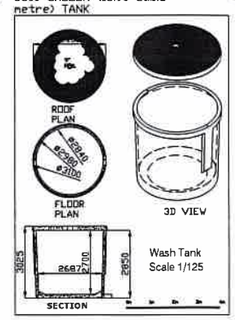
Site Boundary

Units to be Demolished hatched like thus,

Existing Neighbouring Farm Sheds hatched like thus.

Existing Neighbouring Dwellings Sheds hatched like thus.

3500 GALLON (15.90 cubic metre) TANK



Site Area " A " and outlined in RED is 8.06 Acres / 3.26 Hec Including Service Road.
Singed: **Myles O Reilly**

NOTES:

Rev.	Date	Drawn	Description
A	12.02.06	MOR	ABCDEFGHIJ

© This drawing or design may not be reproduced without permission

Do not scale from this drawing. Use figured dimensions only. All errors and omissions to be reported to the engineer. This drawing to be read in conjunction with relevant consultant's drawings.

MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT
Crubany, Cavan, Co. Cavan T: 0877521970 E: moreillycivileng@hotmail.com

Bouge Farms	20-11-24	MOR	MOR
Proposed Piggery Alterations and all ancillary Site works at Ballintink, Oldcastle, Co. Meath	24015	PL07	-
Proposed Site Plan	1/500	F.I.	Size A1

© The drawing is the property of MOR and may not be reproduced without permission

24015 PL04 -

Existing drainage ditches or watercourses in the vicinity of the subject site, shown like thus.

Slatted Passageways hatched like thus,

Concrete Passageways hatched like thus,

All uncovered areas where surface water run-off may be contaminated will be closed in (walled) and all runnoff will be piped into an existing or proposed underground tank.
All new passages will be slatted.

Headwall to Ditch Drain with Non-Return Flap-Valve. IL - 64.80

New outflow with Headwall to existing surface water drain.

SURFACE WATER TO OPEN DRAIN

Flow Control Device Restricted to 8.1 l/s Hydrobrake Optimium Vortex or Dimilar Approved Device with High Level Overflow.

NOTE: SWALE Drain to be constructed as per Environmental Engineers size requirements. All work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6. All work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.

Proposed SWALE 115m(L) x 11.5m(W) x 1m(D). Banks set to a slope of 3:1. Total Attenuation Storage Volume 961 m3. Refer to Hydrocare Environmental Ltd. Report for Details.

PUMP HOUSE

Well

961m3 SWALE Drain

SERVICE ROAD

31 FFL = 72.75

32 FFL = 72.75

33 FFL = 72.75

34 FFL = 72.75

1 FFL = 72.75

FFL = 70.56

6 FFL = 73.70

7 FFL = 74.88

26 30 FFL = 76.88

25 29 FFL = 76.88

23

28

CLASS 1 BY-PASS PETROL INTERCEPTOR Kingspan NSBE030 or Similar Approved Device)

EXISTING HEDGEROW

Landscaping to existing hedge rows to ticken up Headge where required.

Turning Circle

Proposed Concrete Area. Any run-off to underground tank

NOTE
All surface water to local watercourse
All Existing Surface Water To be Picked up
New Surface water to be connected to Existing Surface Water Lines with Silt Trap

All sound trees on site shall be retained, except for those that require to be removed to facilitate the actual physical development of the site. Existing Hedge rows to be buffed tickered up where required.

SITE PLAN
Scale 1/500

EXISTING ENTRANCE

SITE NOTICE " X "

EX STONE WALL

Sight Distance 80m

Existing Entrance to be closed.

Existing Entrance See Detail A

Sight Distance 60m

Proposed Floor & Storage

NO.	STATUS	EX-DRAINAGE AREA M²	PROP-FLOOR AREA M²	EX-STORAGE M³	PROP UNIT STORAGE M³	PROP PASSAGE STORAGE M³
1.	EX-PIG UNIT	599		541.0		
6.	EX-PIG UNIT	398		357	376	75
6A	PROP-PIG UNIT		377			
7.	EX-PIG UNIT	350		693		
7A	PROP-MESS ROOM		170			
23.	EX-MILL OFFICE	293				
24	EX-WATER TANK				1971	
30	PROP-PIG UNIT 30		2523		2224	
31	PROP-PIG UNIT		1166		4305	
32	PROP-PIG UNIT		1525		1046	
33	PROP-PIG UNIT EXT		446		4143	
34	PROP-PIG UNIT		1750			
35.	PASSAGE AREA		960			1329
	TOTALS - FLOOR AREA & STORAGE (EX & PROPOSED)	1692 m2	9.001 m2			
	Total Floor area - 10,135 m2					

Proposed Stormwater / Surface water

Soiled water from concrete passage to underground tanks

Existing Houses hatched like thus,

Proposed Solar Panels hatched like thus,

Proposed Building hatched like thus,

Existing Water tank hatched like thus,

Concrete area hatched like thus,

Roofed Passageways hatched like thus,

Site Boundary

Existing Neighbouring Farm Sheds hatched like thus.

Existing Neighbouring Dwellings Sheds hatched like thus.

Site Area " A " and outlined in RED is 10.02 Acres / 4.05 Hec Including Service Road.
Singed: **Myles O Reilly**

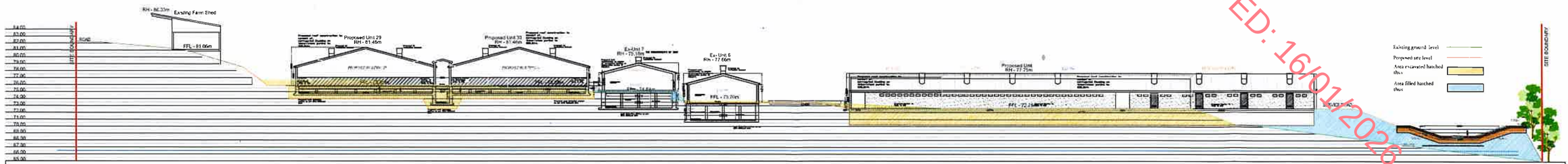
RECEIVED: 16/01/2026

MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT
Crubany, Cavan, Co. Cavan T: 0877521970 E: moreillycivileng@hotmail.com

Bouge Farms	19-12-25	MOR	MOR
Proposed Piggery Alterations and all ancillary Site works at Ballinrink, Clogastle, Co. Meath		PL04	
Proposed Site Plan	1/500	Planning	Size A1

© This drawing is the property of MO'Reilly CIVIL ENGINEERING and must not be reproduced without permission

24015 PL05 -

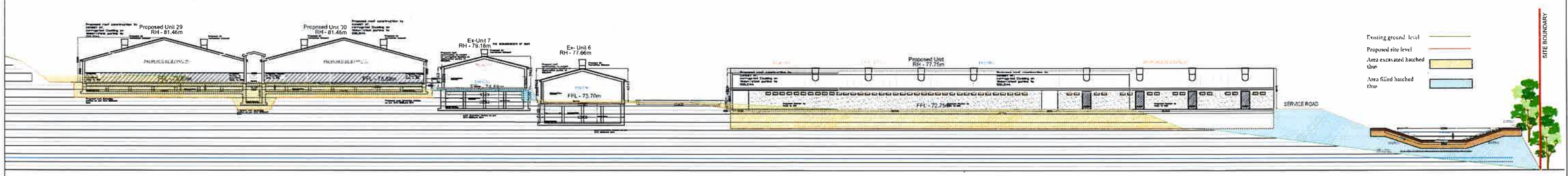


Existing field level

Proposed site level

Chainage

Site Section A-A
Scale 1/300



SECTION A-A
Scale 1/200

RECEIVED: 16/01/2026

Do not scale from this drawing, use figured dimensions only. All errors and discrepancies to be reported to the engineer. This drawing to be read in conjunction with relevant consultant's drawings.

NOTES:

Rev.	Date	Drawn	Description
A	12.02.08	MOR	ABCDEFGHIJ

© This drawing or design may not be reproduced without permission.

MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT
Crubany, Cavan, Co. Cavan T: 0877521970 E: moreillyclvileng@hotmail.com

Client: Bouge Farms	Date: 19-12-25	Drawn: MOR	Checked: MOR
Project: Proposed Piggery Alterations and all ancillary Site works at Ballinrink, Oldcastle, Co. Meath	Job No: 24015	Dwg No: PL05	Rev: -
Drawing Title: Existing Elevations -Buildings to be Demolished	Scale: 1/300/250	Status: Planning	Paper Size: Size A1

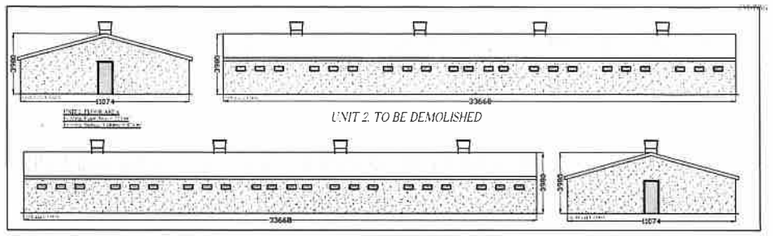
© This drawing or design may not be reproduced without permission.

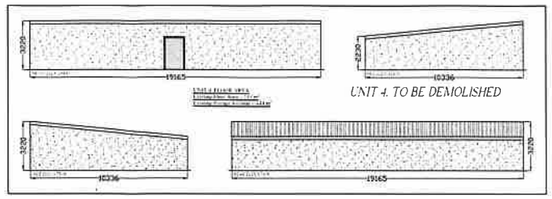
RECEIVED: 16/01/2026

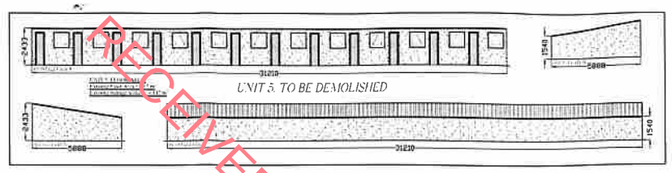
Appendix No. 4

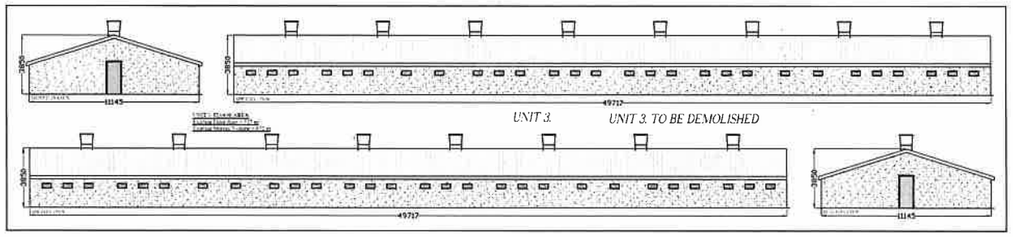
Engineers Drawings
(Not to scale)

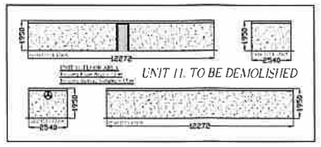
Job No 24015 Dwg No PL02 Rev -

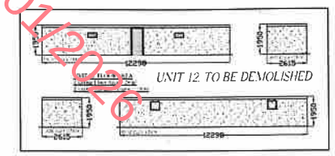


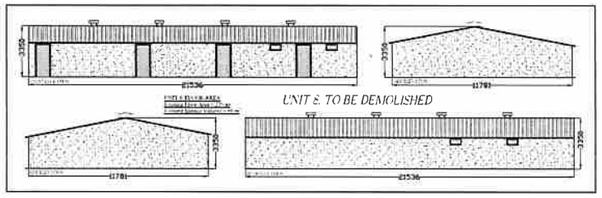


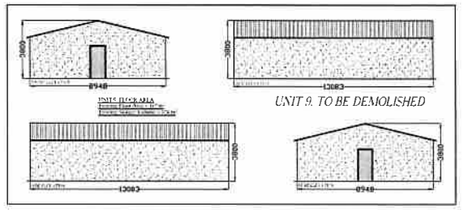


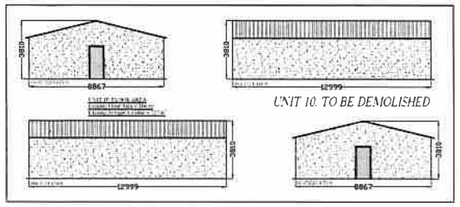


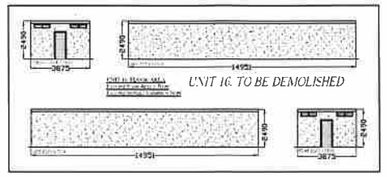


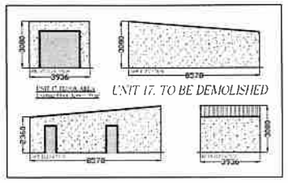


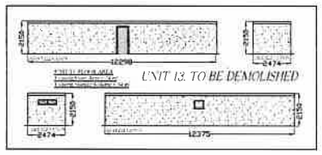


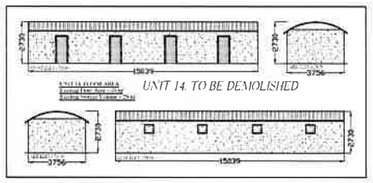


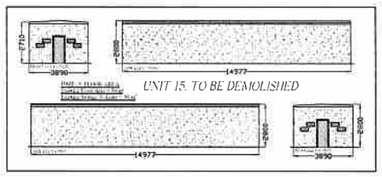


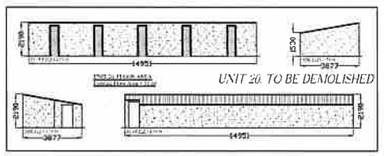


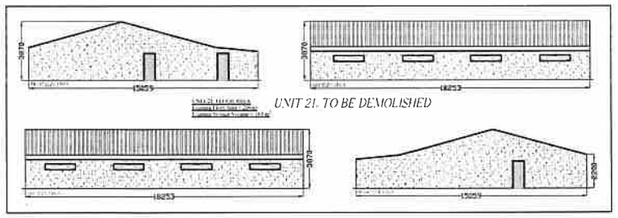


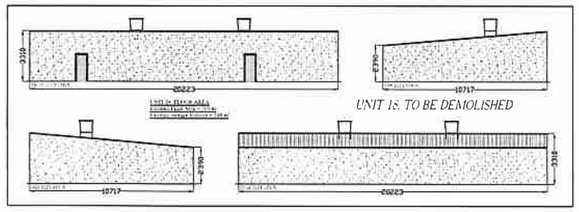


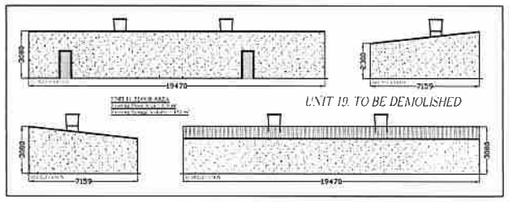


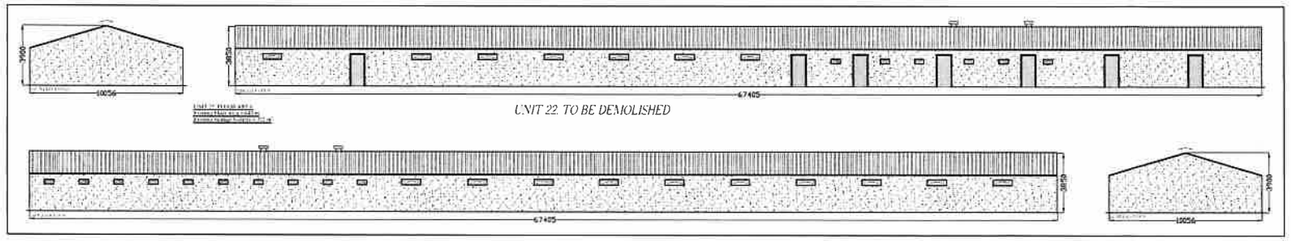












RECEIVED: 16/01/2026

Do not scale from this drawing. Use figured dimensions only. All errors and omissions to be reported to the engineer. This drawing to be read in conjunction with relevant consultant's drawings.

NOTES:

© This drawing or design may not be reproduced without permission

Rev	Date	Drawn	Description
A	12.02.08	MOR	ABCDEFGHIJ

MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT
Crubany, Cavan, Co. Cavan T: 0877521970 E: morellycivileng@hotmail.com

Client: Bouge Farms
Date: 16-06-25
Drawn: MOR
Checked: MOR
Project: Proposed Piggery Alterations and all ancillary Site works at Ballinrink, Clogacate, Co. Meath
Job No: 24015
Dwg No: PL02
Rev: -
Drawing Title: Existing Elevations -Buildings to be Demolished
Scale: 1:200
Status: Planning
Format: Size A1

© This drawing or design may not be reproduced without permission

Job No. 24015 Dwg No. PL01b Rev. -

THE REQUIREMENTS OF S129

Silo

TO UNIT 28

TO UNIT 30

Room 1 Room 1 Room 2 Room 2 Room 3 Room 3 Room 4 Room 4 Room 5 Room 5

SLATTED AREA

SLATTED PASSAGEWAY

Pig Unit 31
Total Floor Area = 1,166m²
Shed Storage Area = 2,724m³

Pig Unit 32
Total Floor Area = 1,828m²
Shed Storage Area = 4,303m³

Pig Unit 1 & 33
Total Floor Area = 1,047m²
Shed Storage Area = 2,460m³

Pig Unit 1 - Existing
Total Floor Area = 598m²
Shed Storage Area = 1,414m³

Pig Unit 33
Total Floor Area = 449m²
Shed Storage Area = 1,046m³

EXISTING PIG SHED No. 1

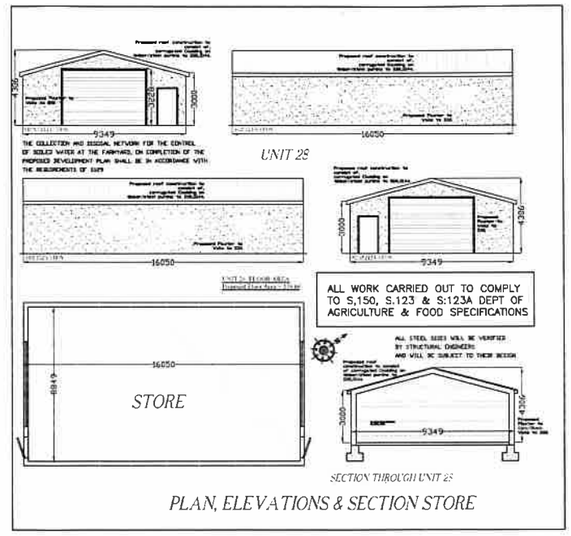
THE COLLECTION AND DISOSAL NETWORK FOR THE CONTROL OF SOILED WATER AT THE FARMYARD, ON COMPLETION OF THE PROPOSED DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF S129

ALL STEEL SIZES WILL BE VERIFIED BY STRUCTURAL ENGINEERS AND WILL BE SUBJECT TO THEIR DESIGN

ALL WORK CARRIED OUT TO COMPLY TO S.150, S.123 & S:123A DEPT OF AGRICULTURE & FOOD SPECIFICATIONS

Pig Unit 34
Total Floor Area = 1,750m²
Shed Storage Area = 4,143m³

Pig Unit 31-34
Total Floor Area = 5,791m²
Shed Storage Area = 13,630m³
Passage Floor Area = 731m2
Passage Storage area = 1,442m3



PLAN, ELEVATIONS & SECTION STORE

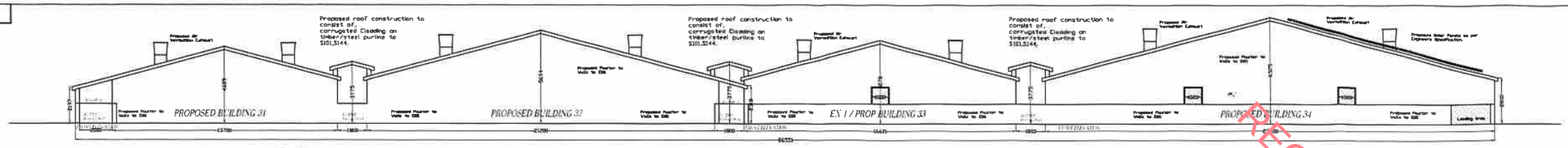
RECEIVED: 16/01/2026

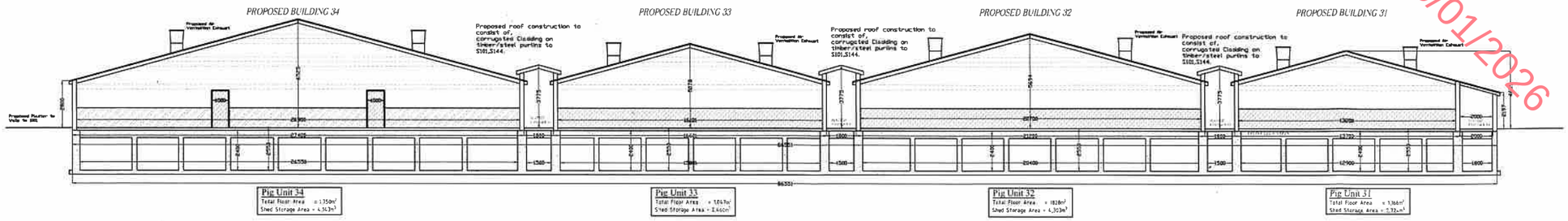
MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT
Crubany, Cavan, Co. Cavan T: 0877921970 E: morreillycivileng@hotmail.com

Client Bouge Farms | Date 18-06-25 | Drawn MOR | Checked MOR
Project Proposed Piggery Alterations and all ancillary Site works at Ballinlink, Oldcastle, Co. Meath | Job No. 24015 | Dwg No. PL01b | Rev. -
Drawing Title Plans - Units 1, 29 - 31 - 32 - 33 - 34 | Scale 1/175 | Status Planning | Dwg Size Size A1

© This drawing or design may not be reproduced without permission

Job No. 24015 | Dwg. No. PL01a | Rev. -





Pig Unit 34
Total Floor Area = 1,350m²
Shed Storage Area = 4,347m³

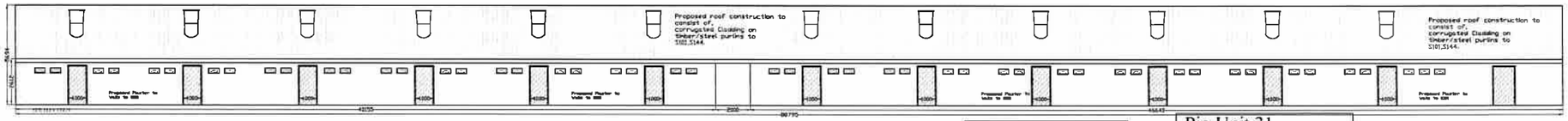
Pig Unit 33
Total Floor Area = 1,847m²
Shed Storage Area = 5,460m³

Pig Unit 32
Total Floor Area = 1828m²
Shed Storage Area = 4,303m³

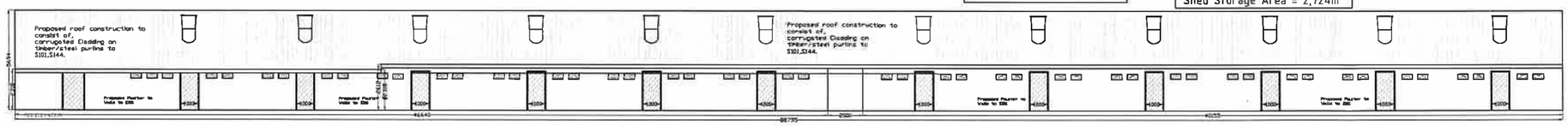
Pig Unit 31
Total Floor Area = 1,166m²
Shed Storage Area = 2,724m³

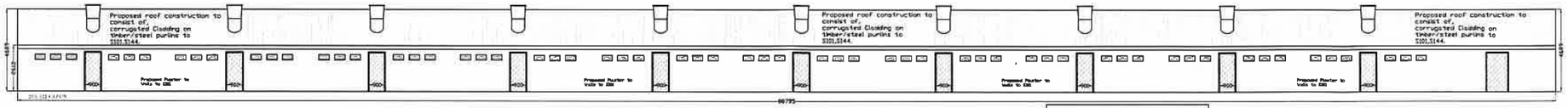
ALL STEEL SIZES WILL BE VERIFIED BY STRUCTURAL ENGINEERS AND WILL BE SUBJECT TO THEIR DESIGN

THE COLLECTION AND DISOSAL NETWORK FOR THE CONTROL OF SOILED WATER AT THE FARMYARD, ON COMPLETION OF THE PROPOSED DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF S129

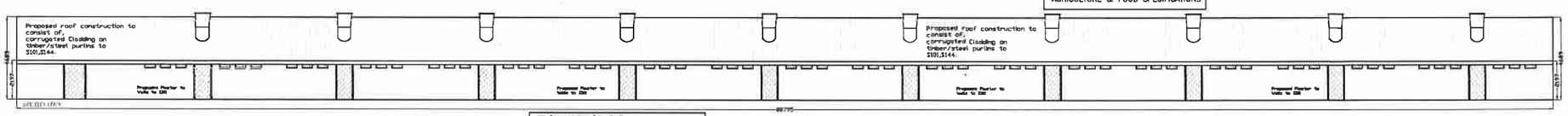


ALL WORK CARRIED OUT TO COMPLY TO S.150, S.123 & S:123A DEPT OF AGRICULTURE & FOOD SPECIFICATIONS





ALL WORK CARRIED OUT TO COMPLY TO S.150, S.123 & S:123A DEPT OF AGRICULTURE & FOOD SPECIFICATIONS



Pig Unit 32
Total Floor Area = 1828m²
Shed Storage Area = 4,303m³

ALL STEEL SIZES WILL BE VERIFIED BY STRUCTURAL ENGINEERS AND WILL BE SUBJECT TO THEIR DESIGN

THE COLLECTION AND DISOSAL NETWORK FOR THE CONTROL OF SOILED WATER AT THE FARMYARD, ON COMPLETION OF THE PROPOSED DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF S129

RECEIVED: 16/01/2026

Do not scale from this drawing, use figured dimensions only. All errors and omissions to be reported to the engineer. This drawing to be read in conjunction with relevant consultant's drawings.

NOTES:

rev.	date	drawn	description
A	12.02.26	MOR	ABCDEFGHIJ

© This drawing or design may not be reproduced without permission

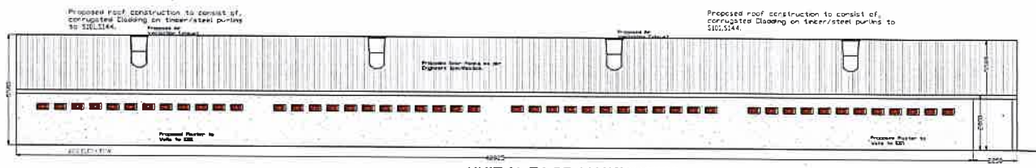
MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT
Crubany, Cavan, Co. Cavan T: 0877821970 E: morellychr@gmail.com

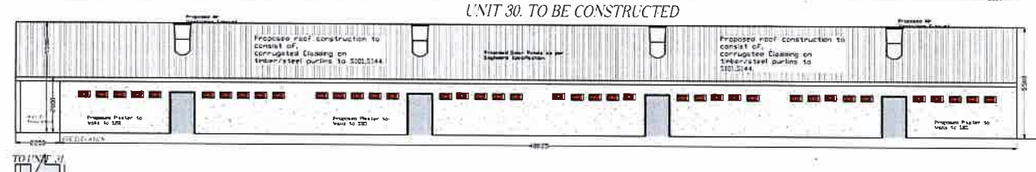
Client: Bouge Farms | Date: 18-06-25 | Drawn: MOR | Checked: MOR
Project: Proposed Piggery Alterations and all ancillary Site works at Ballinlink, Oldcastle, Co. Meath | Job No. 24015 | Dwg No. PL01a | Rev. -
Drawing Title: Elevations Section - UNITs 1-31-32-33-34 | Scale: 1/150 | Status: Planning | Dwg Size: Size A1

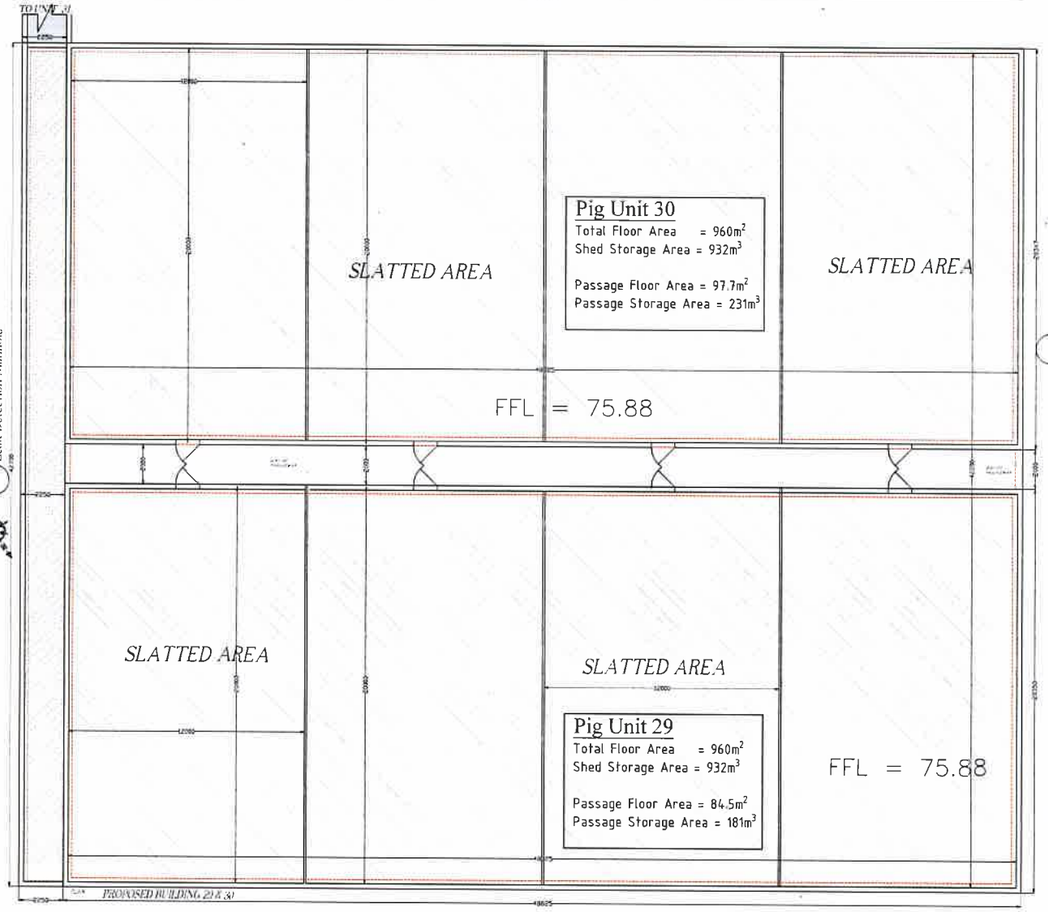
© This drawing or design may not be reproduced without permission

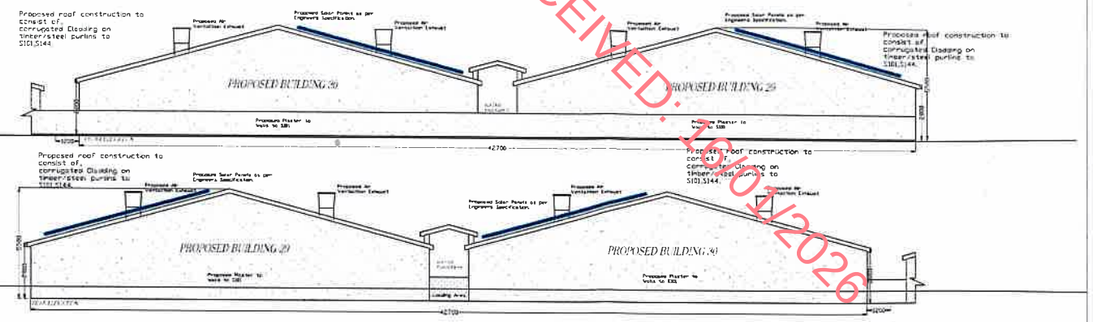
Job No.	Dwg. No.	Rev.
24015	PL01	-

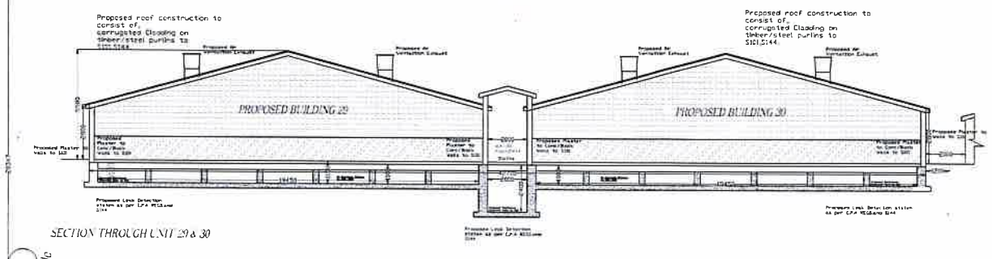
RECEIVED: 16/01/2026











SECTION THROUGH UNIT 29 & 30

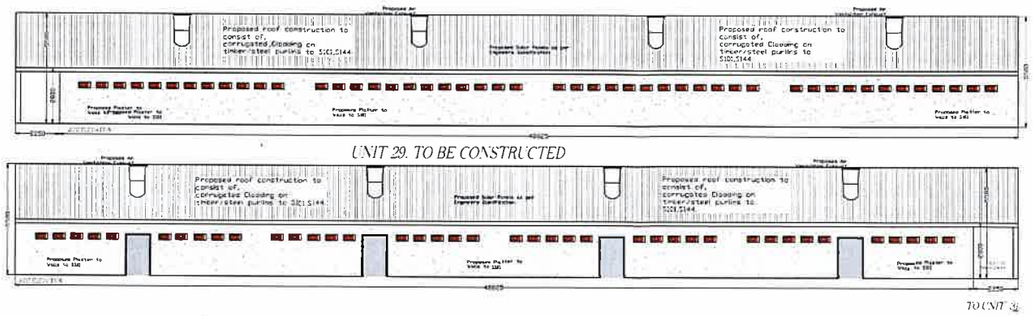
THE COLLECTION AND DISPOSAL NETWORK FOR THE CONTROL OF SOILED WATER AT THE FARMYARD, ON COMPLETION OF THE PROPOSED DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF S129

ALL WORK CARRIED OUT TO COMPLY TO S.150, S.123 & S:123A DEPT OF AGRICULTURE & FOOD SPECIFICATIONS

ALL STEEL SIZES WILL BE VERIFIED BY STRUCTURAL ENGINEERS AND WILL BE SUBJECT TO THEIR DESIGN

Pig Unit 30
Total Floor Area = 960m²
Shed Storage Area = 932m³
Passage Floor Area = 97.7m²
Passage Storage Area = 231m³

Pig Unit 29
Total Floor Area = 960m²
Shed Storage Area = 932m³
Passage Floor Area = 84.5m²
Passage Storage Area = 181m³



Do not scale from this drawing. use figured dimensions only. All errors and omissions to be reported to the engineer. This drawing to be read in conjunction with relevant consultant's drawings.

NOTES:

rev.	date	drawn	description
A	12.02.08	MOR	ABCDEFGHIJ

© This drawing or design may not be reproduced without permission

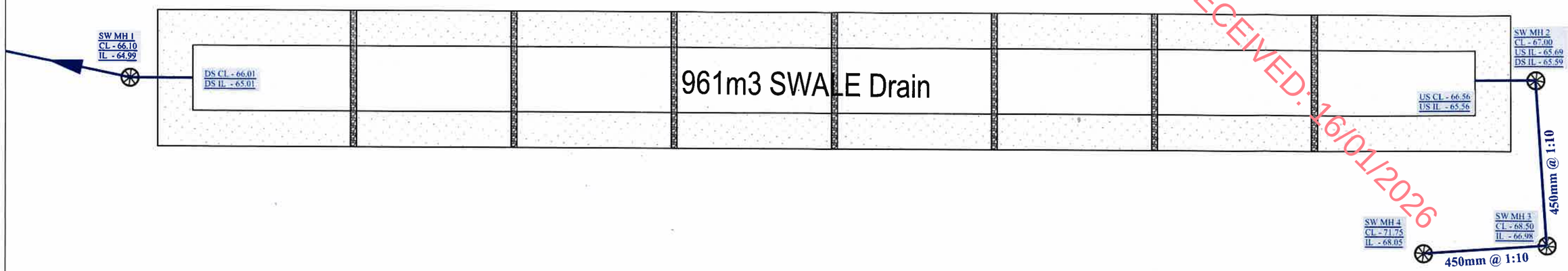
MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT
Crubany, Cavan, Co. Cavan T: 0877921970 E: moreillycivileng@hotmail.com

Client	Bouge Farms	Date 16-06-25	Drawn MOR / Checked MOR
Project	Proposed Piggery Alterations and all ancillary Site works at Ballinrink, Oldcastle, Co. Meath	Job No. 24015	Dwg. No. PL01 / Rev. -
Drawing Title	Plan Elevations Section - Unit 29 & 30	Scale 1/150	Status Planning / Dwg Size A1

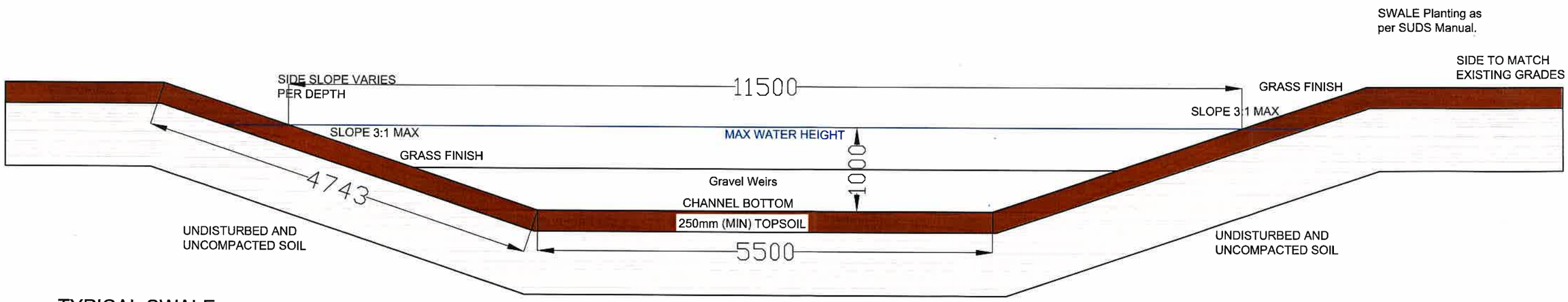
© This drawing or design may not be reproduced without permission

24015 PL10

RECEIVED: 16/01/2026



SWALE PLAN
Scale 1/350



TYPICAL SWALE
CROSS-SECTION

961 m3 SWALE Drain to be constructed as per Environmental Engineers specifications.

SWALE SECTION
Scale 1/50

Do not scale from this drawing, use figured dimensions only. All errors and omissions to be reported to the engineer. This drawing to be read in conjunction with relevant consultant's drawings.

NOTES:

Rev	Date	Drawn	Description
A	12.02.08	MOR	ABCDEFGHIJ

This drawing or design may not be reproduced without permission

MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT
Crubany, Cavan, Co. Cavan T: 0877521970 E: moreillycivileng@hotmail.com

Client: Bouge Farms	Date: 18-12-25	Drawn: MOR	Checked: MOR
Project: Proposed Piggery Alterations and all ancillary Site works at Ballinrink, Oldcastle, Co. Meath	Job No: 24015	Dwg No: PL10	Rev: -
Drawing Title: SWALE Drain	Scale: 1/275 & 1/50	Status: Planning	Paper Size: Size A3

This drawing or design may not be reproduced without permission

RECEIVED: 16/01/2026

Appendix No. 5

Environmental Protection Agency – Draft Advice Notes on EIS – Project Type 13

PROJECT TYPE 13

RECEIVED: 16/01/2026

Pig-rearing installations; Poultry-rearing installations.	
Introduction	The principal concerns which are likely to arise in this context stem from the issues of waste handling (mainly slurry/manure) and odours. The significance of impacts is very much a factor of the site's proximity to sensitive receptors such as aquifers or residences. Such projects frequently dispose of wastes at locations which are not adjacent to the animal rearing operations.
Project Description	**Checklist of items to be described:-**
Construction:-	▼ Extension of infrastructure (water, power, access); ▼ Site preparation works; ▼ Materials; ▼ Access.
Operation (including relevant alternatives):-	▼ Access and transportation; ▼ Food, storage, handling and transportation; ▼ Water and power supply; ▼ Quantification of inputs (feed, stock, power); ▼ Quantification of outputs (animal wastes, products, other wastes); ▼ Animal housing structures and associated activities, heating, ventilation, cleaning; ▼ Other structures (offices, maintenance); ▼ Waste storage, handling and transportation; ▼ On-site infrastructure, water storage, roads, fences; ▼ Waste disposal areas and transportation routes; ▼ Waste disposal methods including equipment, duration, frequency, seasons, weather conditions, monitoring and recording.
Decommissioning (if applicable):-	▼ Removability of structures; ▼ Long-term contamination.
Growth:-	▼ Potential changes in numbers, types, intensity or methods.
Associated developments:-	▼ Processing plants; ▼ Foodstuff suppliers; ▼ Breeding stock suppliers; ▼ Equipment suppliers; ▼ Off-site infrastructure upgrading.
Environmental Effects	**Typical significant impacts likely to affect:-**
Human Beings	▼ Nuisance and loss of amenity.
Fauna	▼ Introduction of predator and scavenger species; ▼ Pest control measures; ▼ Spreading of disease as a result of contact with contaminated domestic animals/birds, carcasses or slurry.
Flora	▼ Potential effects on vegetation due to eutrophication, effluent seepage/ run-off; ▼ Waste spreading
Soils (and Geology)	▼ Nutrient levels; ▼ Assimilative capacity of soils; ▼ Transmissivity and conductivity of geology.

RECEIVED: 16/01/2026

Pig-rearing installations; Poultry-rearing installations.	
Water	▼ Leakage of effluent (including during transportation); ▼ Pollution by contaminated run-off; ▼ Disposal of carcasses; ▼ Location and timing of slurry spreading.
Air	▼ Malodours arising from housing units and manure/slurry stores; ▼ Malodours arising from slurry spreading; ▼ Malodours due to transportation of livestock/slurry; ▼ Noise (particularly in anticipation of feeding); ▼ Volatilisation of ammonia.
Climate	▼ Gases emitted from slurry/manure; ▼ Methane (contribution to greenhouse gases); ▼ Ammonia (contribution to acidifying gases).
The Landscape	▼ Visibility of structures; ▼ Potential visual impact as a result of water body eutrophication; ▼ Impact of odours on amenities and landscape character.
Material Assets	▼ Potential positive impact if slurry/manure gases are trapped for energy usage; ▼ Source of soil nutrients.
Cultural Heritage	
The Interaction of the Foregoing	
Possible Mitigation Options	
	▼ Re-cycling of slurry/manure as energy source or fertiliser; ▼ Monitoring of waste disposal; ▼ Management of waste disposal; ▼ Noise absorption measures; ▼ Effective slurry containment.

RECEIVED: 16/01/2026

Appendix No. 6

RECEIVED: 16/01/2026

Appendix No. 7

Manure Storage Capacity

Slurry Storage Capacity

RECEIVED: 16/01/2026

House Ref. No.	Current Slurry Storage (M^3)	Proposed Slurry Storage (M^3)	Post Development Slurry Storage (m3)
1	1414		1414
2(To be demolished)	424		
3(To be demolished)	632.00		
4 (To be demolished)	444.00		
5(To be demolished)	117.00		
6	557.00		557
7	679.00		679
8(To be demolished)	91.00		
9(To be demolished)	128.00		
10(To be demolished)	127.00		
11(To be demolished)	15.00		
12(To be demolished)	16.00		
13(To be demolished)	14.00		
14(To be demolished)	29.00		
15(To be demolished)	30.00		
16(To be demolished)	30.00		
17(To be demolished)			
18(To be demolished)	244.00		
19(To be demolished)	151.00		
20(To be demolished)			
21(To be demolished)	103.00		
22(To be demolished)	772.00		
29		932.00	932
30		932.00	932
31		2,724.00	2,724
32		4,303.00	4,303
33		1,046.00	1,046
34		4,143.00	4,143
Passageways		1,854.00	1,854
Total	6,017.00	15,934.00	18,584.00

Proposed Annual slurry Production =	5,794.88
Proposed Available Slurry Storage Capacity (months) =	38.48

RECEIVED: 16/01/2026

Appendix No. 8

Feed Details

Paul & Vincent

RECEIVED: 16/01/2026

Paul & Vincent Limited
Longford Road
Edgeworthstown
Co. Longford
Tel: 043 667 1149
Fax: 043 667 1331
Email: info@paul-vincent.ie
Web: www.paulandvincent.ie

Bogue Pigs Unlimited
Dreenan
Cavan
Co. Cavan

Date 20/06/2025

Dear Dermot

I can confirm that Bogue Pigs UL Ballinrink Unit use low protein diets that are formulated to the optimum amino acid content, a range of synthetic amino acids are used in the formulations to limit the total protein levels in the diet. This limits the amount of crude protein consumed by the pig and helps to reduce odours and nitrogen excretion.

Diets formulated for this farm also contain phytase enzymes which enables the reduction of total phosphorus in the feed and subsequently minimises nutrition excretion in the pig slurry.

Yours Sincerely

Rory O Connor

RECEIVED: 16/01/2026

Appendix No. 9

Animal Tissue Disposal

RECEIVED: 16/01/2026

Michael Galligan
Gortnaleck
Ballyconnell
Co.Cavan

Gortnaleck,

Ballyconnell,

Co.Cavan

20/06/2025

To whom it may concern,

I, Michael Galligan, t/a Fallin Bird Ltd, Gortnaleck, Ballyconnell, Co. Cavan can confirm that I am charged with collecting and transporting off site all fallen stock at a pig unit at Ballinrink, Oldcastle, Co.Meath formerly and locally known as Pat Plunketts.

This involves weekly carcass collection, for and on behalf of Bogue Pigs U.C

This agreement has been in place since Bogue Pigs acquired this premises in February 2024.

Yours Sincerely,

Michael Galligan

Fallin Bird Ltd

RECEIVED: 16/01/2026

Appendix No. 10

Local Water Quality Survey

Environmental Protection Agency

EPA RIVER QUALITY SURVEYS: BIOLOGICAL

Biotic indices ("Q Values") reflect average water quality at any location as follows:

Q Value*	WFD Status	Pollution Status	Condition **
Q5, Q4-5	High	Unpolluted	Satisfactory
Q4	Good	Unpolluted	Satisfactory
Q3-4	Moderate	Slightly polluted	Unsatisfactory
Q3, Q2-3	Poor	Moderately polluted	Unsatisfactory
Q2, Q1-2	Bad	Seriously polluted	Unsatisfactory

* These Values are based primarily on the relative proportions of pollution sensitive to tolerant macroinvertebrates (the young stages of insects primarily but also snails, worms, shrimps etc.) resident at a river site. The intermediate values (Q1-2, 2-3, 3-4 etc.) denote transitional conditions. The scheme mainly reflects the effects of organic pollution (i.e. de-oxygenation and eutrophication) but where a toxic effect is apparent or suspected the suffix '0' is added to the biotic index (e.g. Q1/0, 2/0 or 3/0). An asterisk after the Q value (e.g. Q3*) indicates something worthy of special attention, typically heavy siltation of the substratum.

** "Condition" refers to the likelihood of interference with beneficial or potential beneficial uses.

Also presented is a description of the exact location surveyed with relevant OS Grid Reference, WFD river water body code and relevant Local Authority.

RECEIVED: 16/01/2026

Hydrometric Area 26

Name	Code
AGHNASHANNAGH STREAM	26A11
AGHOO STREAM	26A04
AHASCRAGH	26A01
ANADERRYBOY	26A03
ANNAGHCOOLEEN	26A43
ARDERRY STREAM	26A10
ARDGLASS STREAM	26A12
ARIGNA (ROSCOMMON)	26A02
BALLAGHADERREEN STREAM	26B28
BALLINURE	26B01
BALLINURE TRIB SOUTH	26B06
BALLYDANGAN	26B14
BALLYMORE STREAM	26B33
BELLA	26B02
BELLAVALLY STREAM	26B32
BISHOP'S LOUGH STREAM (MOINEEN)	26B13
BLACK (SOUTH LEITRIM)	26B04
BLACK (WESTMEATH)	26B05
Black South of Glen Lough	26B18
BOLEYBAUN STREAM	26B30
BOOR	26B07
BOYLE	26B08

RECEIVED: 16/01/2026

Name	Code
BREEDOGE	26B09
BREENSFORD	26B10
BROSNA NORTH	25B28
Bursan Stream	26B31
CAMLIN	26C01
CARRICKNABRAHER	26C02
CARROWROE STREAM	26C33
CASTLEGAR	26C03
CASTLEPOLLARD STREAM	26C16
CLOGHER (ROSCOMMON)	26C18
CLOONCOOSE STREAM	26C20
CLOONE	26C05
CLOONEIGH	26C06
CLOONFOWER STREAM	26C21
CLOONKEEN STREAM	26C11
CLOONLYON	26C07
COMOGE	26C12
CREELAGHTA	26C22
CREEVYQUIN STREAM	26C45
CROSS (ROSCOMMON)	26C10
CUILLEEN STREAM	26C17
CULLIAGH STREAM	26C14
CURRAGHMULMURRY	26C44
CURRAGHROE STREAM	26C15

RECEIVED: 16/01/2026

Name	Code
DERRINWEER STREAM	26D24
DERRYHIPPOO	26D01
DERRYMULLAN STREAM	26D07
DERRYNANANTA STREAM	26D23
DIFFAGHER	26D02
DRUMBAD 26	26D56
DRUMLISH STREAM EAST	26D03
DRUMLISH STREAM WEST	26D04
DRUMSHANBO or AGHAGRANIA STREAM	26D05
DUNGOLMAN	26D06
EMMOO STREAM	26E03
ESLIN	26E01
FALLAN	26F01
FARDRUMMAN STREAM	26F06
FEORISH (BALLYFARNON)	26F02
FEORISH (TARMONBARRY)	26F03
FRANCIS	26F05
GAINE	26G01
GLORE (WESTMEATH)	26G02
GOWLAUNREVAGH	26G12
HIND	26H01
INNY	26I01
ISLAND	26I03
JIGGY (HIND)	26J01

RECEIVED: 16/01/2026

Name	Code
KILLADISKERT STREAM	26K16
KILLEGLAN	26K04
KILLIAN	26K01
KILLUKIN	26K02
KILMACTRANNY	26K03
KILTACLARE STREAM	26K06
KINARD	26K07
LAURENCETOWN STREAM	26L07
LECARROW (LOUGH REE)	26L01
LENAMORE STREAM	26L06
LISDALY STREAM	26L02
LISSAPHOBBLE	26L04
LISSYDALY STREAM	26L10
LUNG	26L03
MANTUA STREAM	26M13
MIHANBOY	26M04
MILL BROOK STREAM (INNY)	26M14
MOUNTAIN (ROSCOMMON)	26M03
MOUNTNUGENT	26M02
MOUNTNUGENT TRIB NORTH	26M05
MULLENMEEHAN STREAM	26M12
OGULLA	26O07
OWENGAR (LEITRIM)	26O02
OWENMORE (GLANGEVLIN)	26O03

RECEIVED: 16/01/2026

Name	Code
OWENNAFOREESHA	26O04
OWENNAYLE	26O05
OWENUR	26O06
Pound (Mountnugent)	26J05
RATH	26R01
RELAGH	26R05
RHINE	26R04
RIFFEY	26R03
RINN	26R02
ROCKSAVAGE	26R07
SCRAMOGE	26S01
SHAD LOUGH STREAM	26S13
SHANNON (Upper)	26S02
SHIVEN (SOUTH)	26S03
SLATTAGH MORE STREAM	26S14
SMAGHRAAN	26S04
SPRINGFIELD	26S05
STROKESTOWN	26S08
SUCK	26S07
TANG	26T02
TERMON STREAM	26T03
TRIB FALLAN WEST	26F52
YELLOW (BALLINAGLERA)	26Y01
YELLOW (CASTLEPOLLARD)	26Y02

RECEIVED: 16/01/2026

INNY

26I01

Date Surveyed (last survey year only): 10/07/24, 11/07/24, 11/09/24, 12/07/24, 18/07/24, 31/07/24

Biological Quality Rating (Q Values)

Station Code	1971	1973	1977	1981	1984	1987	1992	1996	1999	2002	2005	2008	2009	2011	2014	2017	2020	2023	2024
RS26I010060						4	3	3	3	3	3				3	3	3-4		3-4
RS26I010100				3-4	3-4	4	4	3-4	3-4			3-4		3-4	3-4	3-4	4	3-4	3-4
RS26I010200	4	4	4	4	4	3-4	3-4	3-4	3	3	3	3-4*		3-4	3-4	3-4	4		3-4
RS26I010300				4	4-5	4	3-4	4	3	3	3-4	3-4		4	3-4	3-4	4		4
RS26I010400				4	4	4													
RS26I010500	3-4	3-4	4	3-4	3-4	3-4	3-4	3-4	3-4	3-4	3-4	3-4		3	3	3	3-4		3
RS26I010550					4	4													
RS26I010600			4-5	4-5	4-5	4	3-4	3-4		3-4*	3-4			3-4	3-4	3-4	3-4		3-4
RS26I010650	4	4		5	4-5	4-5													
RS26I010700							3	3-4	3-4	4	3-4	3		4	4	4	3		3
RS26I010750							3-4	3-4	3-4	4	3-4								3
RS26I010800	4	4-5	4	4	4-5	4	3-4	4	4	3-4	4	4		4	3-4	4	3-4		3-4
RS26I010900		5	4	4	5	4	4	4-5	4	4	3-4								
RS26I011000	5	4	4-5	5	4-5	5	3-4	4	4	3-4	4	4		4	4	4	4		
RS26I011080						5	4												
RS26I011120					4-5	5													

RECEIVED: 16/01/2026

Station Code	1971	1973	1977	1981	1984	1987	1992	1996	1999	2002	2005	2008	2009	2011	2014	2017	2020	2023	2024
RS26I011150						5	3-4	4	3-4	3-4	3-4	3-4		4	4	4	4		
RS26I011200	4	4-5	4-5	4-5	4-5	5	3-4	4	4	4	4								
RS26I011300				4	4-5	4-5	4												
RS26I011320					4-5	4-5		3-4											
RS26I011350	4-5	4-5	4-5	4-5	4-5	4-5	4-5	3-4	4	4	4		4	4-5	4	4	4	4	4
RS26I011400				4-5	4-5	5	4	3-4	4	4	4								

Most Recent Assessment:

Ten sites were sampled on the river Inny in 2024 with few changes observed throughout. Only one site in the upper section 0300 Ballinrink bridge achieved good ecological status. The remaining three sites were at moderate ecological condition (0060, 0100, 0200). The site 0200 declined from good to moderate ecological condition with lower taxon numbers observed than previously recorded here. There was also a decline at Finnea bridge with fewer cased caddis taxa observed compared to previous. The lower section of the Inny remained in unsatisfactory condition from 0600 to 0800. Satisfactory conditions were observed however at Shrule bridge.

Station Details

Station Code	Station Location	WFD Waterbody Code	Easting	Northing	Local Authority
RS26I010060	Bridge N.W. of Ballinvally	IE_SH_26I010100	256651	279490	Meath County Council
RS26I010100	Bridge 1 km S. of Oldcastle	IE_SH_26I010100	255075	279122	Meath County Council
RS26I010200	Castlecor: 1st bridge d/s Station 0100	IE_SH_26I010200	253053	280629	Meath County Council
RS26I010300	Ballinrink Bridge	IE_SH_26I010300	249470	280964	Cavan County Council
RS26I010400	INNY - Ross Br	IE_SH_26I010500	247269	283054	Cavan County Council
RS26I010500	Finnea Br	IE_SH_26I010500	240225	281429	Cavan County Council
RS26I010550	INNY - 2 km d/s Lough Kinale	IE_SH_26I010600	240632	279966	Longford County Council

RECEIVED: 16/01/2026

Station Code	Station Location	WFD Waterbody Code	Easting	Northing	Local Authority
RS26I010600	Camagh Bridge	IE_SH_26I010600	239176	275613	Longford County Council
RS26I010650	INNY - Float Br	IE_SH_26I010700	239240	272478	Westmeath County Council
RS26I010700	Bridge near Shrubbywood	IE_SH_26I010700	238727	270036	Westmeath County Council
RS26I010750	INNY - Clonave Br d/s L Derravaragh	IE_SH_26I010800	239039	266581	Westmeath County Council
RS26I010800	Ballinalack Br	IE_SH_26I010800	234799	264703	Monaghan County Council
RS26I010900	INNY - Ballycorkey Br	IE_SH_26I011000	231252	263958	Westmeath County Council
RS26I011000	Ballynacarrow Br	IE_SH_26I011000	225875	260285	Longford County Council
RS26I011080	INNY - 300 m u/s Abbeyshrule Br	IE_SH_26I011150	223034	259306	Longford County Council
RS26I011120	INNY - 500 m d/s Abbeyshrule Br	IE_SH_26I011150	222558	258650	Longford County Council
RS26I011150	Clynan or New bridge	IE_SH_26I011150	221439	258604	Longford County Council
RS26I011200	INNY - Newcastle Br	IE_SH_26I011350	218355	256980	Longford County Council
RS26I011300	INNY - Ballymahon Br	IE_SH_26I011350	215851	256906	Longford County Council
RS26I011320	INNY - 500 m d/s Ballymahon Br	IE_SH_26I011350	215252	256484	Longford County Council
RS26I011350	Shrule Br	IE_SH_26I011350	213497	255849	Longford County Council
RS26I011400	INNY - Red Br	IE_SH_26I011400	211930	255015	Longford County Council

RECEIVED: 16/01/2026

RECEIVED: 16/01/2026

Appendix No. 11

Waste Disposal

WASTE FACILITY PERMIT

Issued By: CAVAN COUNTY COUNCIL

RECEIVED: 16/01/2026

Issued under: Waste Management Act, 1996, as amended & Waste Management (Facility Permit & Registration) Regulations 2007, as amended.

WFP Register Number:	***WFP-CN-20-0001-01***
Issued to: Permit Holder	***Wilton Waste Recycling Limited T/A Wilton Waste Recycling & Wilton Recycling, Kiffa, Crosserlough, County Cavan.***
Location of Facility:	***Kiffa, Crosserlough, County Cavan.***
Permit Holder Contact Details:	***Mr. Rodney Wilton*** **049 4336476** **info@wiltonwaste.com**

Date Granted: *05th August 2020*

Date of Expiry: *04th August 2025*

Signed : _____ **Date:** 6/8/20

Director of Services

NOTE 1: The granting of this Waste Facility Permit, and any condition imposed by it, does not exempt the holder of the Waste Facility Permit from complying with the statutory obligations of any relevant legislation, including water pollution, air pollution, waste, litter and planning legislation or legal liabilities under any other enactment or regulations whatsoever. The permit holder is legally responsible for all aspects of the operation and management of the Permitted activity.

NOTE 2: Should the permit holder wish to continue to operate after the date of expiry, an application to review the facility permit shall be made to Cavan County Council in accordance with Article 31 (1) of the Regulations no later than 60 working days before the date of expiry of this waste facility permit

NOTE 3: Should the permit holder not wish to continue waste activities at any time or after the date of expiry of this waste facility the permit holder shall by notice in writing to Cavan County Council surrender the facility permit in accordance with Article 29 of the Regulations.

Offaly County Council
Áras an Chontae
Charleville Road
Tullamore
Co. Offaly
Telephone: 057 9357428
Email: contactus@nwcpo.ie

RECEIVED: 16/01/2026

NWCPO

National Waste Collection Permit Office

WASTE COLLECTION PERMIT

Waste Management (Collection Permit) Regulations, 2007 as amended

Offaly County Council as the National Waste Collection Permit Office being a nominated authority under Section 34(1)(aa) of the Waste Management Act 1996, has granted a waste collection permit to:

Applicant Name:	**Wilton Waste Recycling Ltd** (herein called the permit holder)
Trading As:	**Wilton Waste Recycling/Wilton Recycling/Dolly Skip Hire/Wilton Scrap Metals**
Permit Number:	NWCPO-12-11001-07
Trading Address:	Kiffa Crosserlough Co. Cavan
Registered Company Address:	Kiffa Crosserlough Co. Cavan
Permit Holder Phone Number:	0494374825
Valid From:	12|10|2023
Valid to and Expires on	June 25, 2028

This permit, Issued to the aforementioned permit holder, is subject to the attached schedule of conditions.

Any non-compliance with the conditions of this permit is an offence under the Waste Management (Collection Permit) Regulations, 2007 as amended and Section 34(1) of the Waste Management Act 1996.

Signed: _____ Programme Manager

Date: 12\|10\|2023

RECEIVED: 16/01/2026

Appendix No. 12

Met Data

Clones 1978–2007 averages													
TEMPERATURE (degrees Celsius)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
mean daily max	7.2	7.8	9.7	12.1	15.1	17.4	19.2	18.8	16.6	13.1	9.8	7.6	12.9
mean daily min	1.6	1.6	3.0	4.2	6.5	9.5	11.4	11.1	9.2	6.6	3.9	2.3	5.9
ean temperature	4.4	4.7	6.4	8.1	10.8	13.4	15.3	15.0	12.9	9.9	6.8	5.0	9.4
solute max.	14.8	16.3	16.9	21.5	25.9	29.3	30.5	28.3	25.3	20.1	16.9	14.8	30.5
min. maximum	-3.8	-0.4	2.3	0.0	0.0	10.1	10.7	11.3	10.7	6.2	1.6	-5.7	-5.7
max. minimum	12.0	11.3	11.0	12.1	13.4	16.9	18.7	18.0	17.1	15.4	12.7	12.6	18.7
absolute min.	-12.4	-7.3	-6.8	-3.8	-3.7	1.6	4.6	3.5	0.2	-4.5	-5.4	-11.0	-12.4
mean num. of days with air frost	9.4	8.5	5.0	2.5	0.4	0.0	0.0	0.0	0.0	1.1	4.2	7.4	38.4
mean num. of days with ground frost	17.0	15.0	13.0	11.0	6.0	1.0	0.0	0.0	2.0	5.0	12.0	15.0	97.0
mean 5cm soil	3.5	3.6	5.2	8.1	12.1	14.9	16.4	15.6	12.8	9.3	6.2	4.4	9.4
mean 10cm soil	4.0	4.0	5.3	7.7	11.1	14.0	15.6	15.1	12.7	9.6	6.7	4.9	9.2
mean 20cm soil	4.6	4.6	6.0	8.1	11.3	14.0	15.7	15.5	13.5	10.6	7.6	5.6	9.8
RELATIVE HUMIDITY (%)													
mean at 0900UTC	89.9	88.7	86.6	81.8	77.4	78.8	81.7	84.6	87.3	89.3	90.8	90.9	85.7
mean at 1500UTC	83.3	77.3	72.9	67.5	66.5	68.7	69.6	71.2	72.8	77.3	82.5	85.9	74.6
SUNSHINE (hours)													
mean daily duration	1.5	2.2	3.0	4.6	5.6	4.6	4.4	4.2	3.6	2.8	1.8	1.2	3.3
greatest daily duration	7.5	9.8	11.0	13.1	15.5	16.0	15.2	14.4	12.0	9.6	8.5	6.9	16.0
mean num. of days with no sun	12.1	8.3	6.0	3.8	2.2	2.6	2.2	2.8	4.0	6.9	10.3	13.2	74.3
RAINFALL (mm)													
mean monthly total	87.6	71.0	84.0	61.6	63.4	70.9	70.8	88.7	76.2	102.7	85.1	98.4	960.4
greatest daily total	30.0	26.9	34.0	23.5	37.7	38.1	50.3	74.6	27.1	43.8	33.1	31.9	74.6
mean num. of days with >= 0.2mm	20	17	20	16	16	17	18	18	18	20	19	19	218
mean num. of days with >= 1.0mm	15	12	15	12	12	12	13	13	13	15	14	15	161
mean num. of days with >= 5.0mm	6	5	6	4	4	5	4	5	5	7	6	7	64
IND (knots)													
ean monthly speed	9.2	9.4	9.4	7.9	7.2	6.7	6.3	6.3	7.0	7.8	8.2	8.7	7.8
max. gust	70	81	69	61	53	50	53	49	57	62	60	72	61.4
max. mean 10-minute speed	46	51	41	34	35	31	30	29	37	37	35	44	37.5
mean num. of days with gales	0.6	0.4	0.4	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.4	2.2
WEATHER (mean no. of days with..)													
snow or sleet	4.9	4.7	3.8	1.1	0.3	0.0	0.0	0.0	0.0	0.0	0.6	2.6	18.0
snow lying at 0900UTC	2.8	1.1	0.8	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.2	1.2	6.2
hail	0.8	1.6	2.8	2.3	1.3	0.1	0.1	0.0	0.1	0.6	0.4	0.8	10.8
thunder	0.1	0.1	0.1	0.1	0.8	1.0	0.5	0.8	0.1	0.1	0.0	0.1	3.8
fog	3.7	3.6	2.1	2.2	1.5	1.3	1.6	2.9	4.0	3.5	4.0	4.4	34.8

RECEIVED 16/01/2026

Mullingar 1979–2008 averages													
TEMPERATURE (degrees Celsius)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
mean daily max	7.4	7.9	9.8	12.1	14.9	17.3	19.2	18.9	16.7	13.2	9.9	7.9	12.9
mean daily min	1.5	1.5	2.8	4.1	6.3	9.2	11.1	10.8	8.9	6.2	3.5	2.2	5.7
ean temperature	4.5	4.7	6.3	8.1	10.6	13.2	15.2	14.8	12.8	9.7	6.7	5.0	9.3
solute max.	13.8	15.4	19.1	21.6	25.0	28.3	29.7	29.1	25.0	20.1	17.3	14.6	29.7
min. maximum	-3.2	-0.6	1.4	4.1	0.0	10.1	10.9	11.4	10.6	6.3	2.7	-1.7	-3.2
max. minimum	11.6	11.5	11.5	12.5	12.7	15.3	17.4	18.0	16.8	15.4	12.5	12.4	18.0
absolute min.	-14.9	-6.6	-8.0	-4.4	-2.6	0.2	3.8	2.1	0.0	-4.4	-6.9	-12.4	-14.9
mean num. of days with air frost	9.9	8.9	5.5	3.1	0.4	0.0	0.0	0.0	0.0	1.5	5.4	8.2	43.0
mean num. of days with ground frost	17.9	16.2	14.0	10.8	5.1	0.8	0.0	0.1	1.7	6.3	12.1	15.4	100.4
mean 5cm soil	3.3	3.3	5.0	8.1	11.8	14.8	16.3	15.5	12.8	8.9	5.7	4.1	9.1
mean 10cm soil	3.7	3.7	5.1	7.6	11.0	14.1	15.8	15.2	12.8	9.3	6.2	4.5	9.1
mean 20cm soil	4.3	4.4	5.8	8.1	11.4	14.3	16.1	15.8	13.7	10.3	7.2	5.2	9.7
RELATIVE HUMIDITY (%)													
mean at 0900UTC	90.8	89.8	87.6	81.9	78.3	79.7	82.1	84.8	87.6	89.9	91.7	91.8	86.3
mean at 1500UTC	83.4	77.8	72.8	68.1	67.1	69.1	69.9	70.6	72.1	77.0	82.2	85.9	74.7
SUNSHINE (hours)													
mean daily duration	1.8	2.5	3.2	4.9	5.8	5.0	4.6	4.6	3.9	3.2	2.2	1.6	3.6
greatest daily duration	8.2	9.9	10.9	13.6	15.4	15.9	15.3	14.4	12.2	10.1	8.6	7.3	15.9
mean num. of days with no sun	10.3	7.2	5.3	2.9	1.9	2.2	1.8	1.9	3.3	5.7	8.4	11.0	62.0
RAINFALL (mm)													
mean monthly total	91.7	72.0	78.3	62.1	68.7	70.5	61.8	80.8	73.8	102.1	82.4	97.1	941.3
greatest daily total	30.3	24.7	29.5	27.6	26.1	52.9	26.6	58.2	42.1	48.8	43.7	38.8	58.2
mean num. of days with >= 0.2mm	19	17	20	15	16	16	16	17	17	19	18	19	209
mean num. of days with >= 1.0mm	15	13	15	11	12	11	11	13	12	14	13	14	154
mean num. of days with >= 5.0mm	6	5	5	4	5	4	3	5	4	6	6	7	60
IND (knots)													
ean monthly speed	9.0	9.1	9.1	7.7	7.3	6.7	6.4	6.3	6.7	7.5	7.8	8.3	7.6
max. gust	67	71	59	56	58	48	48	50	51	59	62	73	58.5
max. mean 10-minute speed	38	36	36	30	34	26	27	28	32	36	32	39	32.8
mean num. of days with gales	0.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.2	0.8
WEATHER (mean no. of days with..)													
snow or sleet	5.0	4.4	3.5	1.6	0.2	0.0	0.0	0.0	0.0	0.0	0.4	2.7	17.8
snow lying at 0900UTC	2.7	0.9	0.8	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1	1.0	5.7
hail	0.6	0.9	2.0	2.0	1.1	0.2	0.1	0.1	0.1	0.5	0.2	0.3	8.1
thunder	0.1	0.2	0.2	0.3	0.9	0.9	1.2	0.8	0.1	0.1	0.1	0.1	4.9
fog	3.4	3.0	2.4	2.0	1.8	1.3	1.9	2.9	4.0	4.1	4.1	4.3	35.1

RECEIVED: 16/01/2026

RECEIVED: 16/01/2026

Appendix No. 13

Natura Impact Statement

Whitehill
Environmental

Whitehill
Edgeworthstown
Co. Longford
& (087) 4127248 / (043) 6672775
✉ noreen.mcloughlin@gmail.com

Noreen McLoughlin, MSc
Environmental Consultant

RECEIVED: 16/01/2026

NATURA IMPACT STATEMENT FOR A PROPOSED DEVELOPMENT AT BALLINRINK, OLDCASTLE, CO MEATH

Bogue Farms
c/o Paraic Fay
C.L.W. Environmental Planners Ltd
The Mews
23 Farnham Street

January 2026

All Maps and Aerial Photography used in this report are reproduced under 2026 Tailte Éireann License CYAL50510652

TABLE OF CONTENTS

RECEIVED: 16/01/2026

1 INTRODUCTION

RECEIVED: 26/01/2026

1.1 REQUIREMENT FOR AN APPROPRIATE ASSESSMENT

This Natura Impact Assessment was prepared for a proposed agricultural development in Ballinrink, Oldcastle, Co. Meath. Having regard to the location of the proposed development site within the Zone of Influence of designated European sites (SACs / SPAs), a Natura Impact Statement (NIS) of the proposed development was prepared in accordance with Article 6 of the Habitats Directive. This NIS will allow the competent authority (in this case Meath County Council) to undertake an Appropriate Assessment determination of the above project. This NIS was prepared following a Request for Further Information that was issued by Meath County Council (File Reference No 2560646).

The purpose of this AA is to determine the appropriateness of the proposed project, in the context of the conservation status of the site or sites. In Ireland, an Appropriate Assessment takes the form of a Natura Impact Statement (NIS), which is a statement of the likely impacts of the plan or project on a Natura 2000 site. The NIS comprises a comprehensive assessment of the plan or project and it examines the direct and indirect impacts that the plan or project might have on its own or in combination with other plans or projects on one or more Natura 2000 sites in view of the sites' conservation objectives.

1.2 THE AIM OF THIS REPORT

This Natura Impact Statement (NIS) has been prepared in accordance with the current guidance (DoEHLG, 2009, Revised February 2010), and it provides an assessment of the potential impacts of a pig farm at Ballinrink, Oldcastle, Co. Meath on designated European sites.

An NIS should provide the information required in order to establish whether or not a proposed development is likely to have a significant impact on certain Natura sites in the context of their conservation objectives and specifically on the habitats and species for which the Natura 2000 conservation sites have been designated.

Accordingly, a comprehensive assessment of the ecological impacts of this application was carried out in January 2026 by Noreen McLoughlin, MSc, MCIEEM of Whitehill Environmental. This assessment allowed areas of potential ecological value and potential ecological constraints associated with this proposed development to be identified and it also enabled potential ecological impacts associated with the proposed development to be assessed and mitigated for.

1.3 REGULATORY CONTEXT

RECEIVED: 26/02/2026

The Birds Directive (Council Directive2009/147/EC) recognises that certain species of birds should be subject to special conservation measures concerning their habitats. The Directive requires that Member States take measures to classify the most suitable areas as Special Protection Areas (SPAs) for the conservation of bird species listed in Annex 1 of the Directive. SPAs are selected for bird species (listed in Annex I of the Birds Directive), that are regularly occurring populations of migratory bird species and the SPA areas are of international importance for these migratory birds.

The EU Habitats Directive (92/43/EEC) requires that Member States designate and ensure that particular protection is given to sites (Special Areas of Conservation) which are made up of or support particular habitats and species listed in annexes to this Directive.

Articles 6(3) and 6(4) of this Directive also call for the undertaking of an Appropriate Assessment for plans and projects not directly connected with or necessary to the management of, but which are likely to have a significant effect on any European designated sites (i.e. SACs and SPAs).

The Water Framework Directive (WFD) (2000/60/EC), which came into force in December 2000, establishes a framework for community action in the field of water policy. The WFD was transposed into Irish law by the European Communities (Water Policy) Regulations 2003 (S.I. 722 of 2003). The WFD rationalises and updates existing legislation and provides for water management on the basis of River Basin Districts (RBDs). RBDs are essentially administrative areas for coordinated water management and are comprised of multiple river basins (or catchments), with cross-border basins (i.e. those covering the territory of more than one Member State) assigned to an international RBD. The aim of the WFD is to ensure that waters achieve at least good status by 2027 and that status does not deteriorate in any waters.

Appropriate Assessment and the Habitats Directive

Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora – the 'Habitats Directive' - provides legal protection for habitats and species of European importance. Article 2 of the Directive requires the maintenance or restoration of habitats and species of European Community interest, at a favourable conservation status. Articles 3 - 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as *Natura 2000*. Natura 2000 sites are Special Areas of Conservation (SACs) designated under the Habitats

Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/EEC).

RECEIVED: 16/01/2026

Articles 6(3) and 6(4) of the Habitats Directive sets out the decision-making tests for plans or projects affecting Natura 2000 sites. Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

Article 6(4) deals with the steps that should be taken when it is determined, as a result of appropriate assessment, that a plan/project will adversely affect a European site. Issues dealing with alternative solutions, imperative reasons of overriding public interest and compensatory measures need to be addressed in this case.

Article 6(4) states:

"If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member States shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest."

RECEIVED: 16/01/2026

The Appropriate Assessment Process

The aim of Appropriate Assessment is to assess the implications of a proposal in respect of a designated site's conservation objectives.

The 'Appropriate Assessment' itself is an assessment which must be carried out by the competent authority which confirms whether the plan or project in combination with other plans and projects will have an adverse impact on the integrity of a European site.

Screening for Appropriate Assessment shall be carried out by the competent authority as set out in Section 177U(1) and (2) of the Planning and Development Act 2000 (as amended) as follows:

'(1) A screening for appropriate assessment of a draft Land use plan or application for consent for proposed development shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed development, individually or in combination with another plan or project is likely to have a significant effect on the European site.

(2) A competent authority shall carry out a screening for appropriate assessment under subsection (1) before—

(a) a Land use plan is made including, where appropriate, before a decision on appeal in relation to a draft strategic development zone is made, or

(b) consent for a proposed development is given.'

The competent authority shall determine that an Appropriate Assessment is not required if it can be excluded, that the proposed development, individually or in combination with other plans or project will have a significant effect on a European site.

Where the competent authority cannot exclude the potential for a significant effect on a European site, an Appropriate Assessment shall be deemed required.

Where an Appropriate Assessment is required, the conclusions of the Appropriate Assessment Report (Natura Impact Statement (NIS)) should enable the competent authority to ascertain whether the plan or proposed development would adversely affect the integrity of the European site. If adverse impacts on the integrity of a European site cannot be avoided, then mitigation measures should be applied during the appropriate assessment process to the point where no adverse impacts on the site remain. Under the terms of the Habitats Directive consent can only be granted for a project if, as a result of the appropriate assessment either

(a) it is concluded that the integrity of any European sites will not be adversely affected, or (b) after mitigation, where adverse impacts cannot be excluded, there is shown to be an absence of alternative solutions, and there exists imperative reasons of overriding public interest for the project should go ahead.

RECEIVED: 16/01/2026

Section 177(V) of the Planning and Development Act 2000 (as amended) outlines that the competent authority shall carry out the Appropriate Assessment, taking into account the Natura Impact Statement (amongst any other additional or supplemental information). A determination shall then be made by the competent authority in line with the requirements of Article 6(3) of the Habitats Directive as to whether the plan or proposed development would adversely affect the integrity of a European site, prior to consent being given.

2 METHODOLOGY

2.1 APPROPRIATE ASSESSMENT

RECEIVED: 26/01/2023

This NIS has been prepared with reference to the following:

- European Commission (2018). Managing Natura 2000 Sites: The Provisions of Article 6 of the 'Habitats' Directive 92/43/EEC.
- European Commission (2021). Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.
- European Commission (2006). Nature and Biodiversity Cases: Ruling of the European Court of Justice.
- European Commission (2007). Clarification of the Concepts of: Alternative Solution, Imperative Reasons of Overriding Public Interest, Compensatory Measures, Overall Coherence, Opinion of the Commission.
- Department of Environment, Heritage and Local Government (2009). Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities.
- The AA has also been undertaken in consideration of the European Union (CJEU) judgment on Case C323/17 (People over Wind, Peter Sweetman v Coillte Teoranta), which concluded that *"it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects [mitigation] of the plan or project on that site."*. Other caselaw relevant to Screening are Waddenzee (C127/02), Holohan and Others v An Bord Pleanála (C461/17) and Court of Appeal case C1/2009/0041/QBACF Citation No [2009] EWCA Civ. 1061.

The EC Guidance sets out a number of principles as to how to approach decision making during the process. The primary one is 'the precautionary principle' which requires that the conservation objectives of Natura 2000 should prevail where there is uncertainty.

When considering the precautionary principle, the emphasis for assessment should be on objectively demonstrating with supporting evidence that:

- There will be no significant effects on a Natura 2000 site;
- There will be no adverse effects on the integrity of a Natura 2000 site;
- There is an absence of alternatives to the project or plan that is likely to have an adverse effect to the integrity of a Natura 2000 site; and
- There are compensation measures that maintain or enhance the overall coherence of Natura 2000.

This translates into a four stage process to assess the impacts, on a designated site or species, of a policy or proposal.

RECEIVED: 16/01/2026

The EC Guidance states that "each stage determines whether a further stage in the process is required". Consequently, the Council may not need to proceed through all four stages in undertaking the Appropriate Assessment.

The four-stage process is:

Stage 1: Screening – The process which identifies the likely impacts upon a Natura 2000 site of a project or plan, either alone or in combination with other projects or plans, and considers whether or not these impacts are likely to be significant;

Stage 2: Appropriate Assessment – The consideration of the impact on the integrity of the Natura 2000 site of the project or plan, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts;

Stage 3: Assessment of Alternative Solutions – The process which examines alternative ways of achieving objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site;

Stage 4: Assessment where no alternative solutions exist and where adverse impacts remain – An assessment of the compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the project or plan should proceed.

In complying with the obligations set out in Articles 6(3) and following the guidelines described above, this screening statement has been structured as a stage by stage approach as follows:

- Description of the proposed project;
- Identification of the Natura 2000 sites close to the proposed development;
- Identification and description of any individual and cumulative impacts on the Natura 2000 sites likely to result from the project;
- Assessment of the significance of the impacts identified above on site integrity. Exclusion of sites where it can be objectively concluded that there will be no significant effects;
- Description of proven mitigation measures.

2.2 STATEMENT OF COMPETENCY

This AA Screening report was carried out by Noreen McLoughlin, BA, MSc, MCIEEM. Noreen has an honours degree in Zoology and an MSc in Freshwater Ecology from Trinity College, Dublin and she has been a full member of the Chartered Institute of Ecology and Environmental Management for over nineteen years. Noreen has over 21 years' experience as a professional ecologist in Ireland. Noreen has recently been awarded an Advanced Diploma in Planning and Environmental Law from the King's Inns, Dublin (2024).

RECEIVED: 26/01/2026

2.3 DESK STUDIES & CONSULTATION

Information on the site and the area of the proposed development was studied prior to the completion of this statement. The following data sources were accessed in order to complete a thorough examination of potential impacts:

- National Parks and Wildlife Service - Aerial photographs and maps of designated sites, information on habitats and species within these sites and information on protected plant or animal species, conservation objectives, site synopses and standard data forms for relevant designated sites.
- Environmental Protection Agency (EPA)- Information pertaining to water quality, geology and licensed facilities within the area;
- Myplan.ie – Mapped based information;
- National Biodiversity Data Centre (NBDC) – Information pertaining to protected plant and animal species within the study area;
- Bing maps & Google Street View – High quality aerials and street images;
- CLW Environmental Planners – Plans and Information Pertaining to the Development, including Information on emissions.
- Meath County Council – Information on planning history in the area for the assessment of cumulative impacts.

2.4 ASSESSMENT METHODOLOGY

The proposed development was assessed to identify its potential ecological impacts and from this, the Zone of Influence (ZoI) of the proposed development was defined. Based on the potential impacts and their ZoI, the Natura 2000 sites potentially at risk from direct, indirect or in-combination impacts were identified. The assessment considered all potential impact sources and pathways connecting the proposed development to Natura 2000 sites, in view of the conservation objectives supporting the favourable conservation condition of the site's Qualifying Interests (QIs) or Special Conservation Interests (SCIs).

The conservation objectives relating to each Natura 2000 site and its QIs/SCIs are cited generally for SACs as "to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or Annex II species for which the SAC has been selected", and for SPAs "to maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA".

RECEIVED: 16/01/2026

As defined in the Habitat's Directive, the favourable conservation status of a habitat is achieved when:

- Its natural range and area it covers within that range is stable or increasing;
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future;

The favourable conservation status of a species is achieved when:

- The population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats;
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future;
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

Where site-specific conservation objectives (SSCOs) have been prepared for a European site, these include a series of specific attributes and targets against which effects on conservation condition, or integrity, can be measured. Where potential significant effects are identified, then these SSCOs should be considered in detail.

3 STAGE 1 - SCREENING

RECEIVED: 16/01/2026

3.1 PROJECT DESCRIPTION

In 2024, Bogue Pigs Unlimited Company were granted planning permission for works at their existing pig farm in Ballinrink, Oldcastle, Co. Meath. Planning permission was granted here for the following:

A) Demolish / decommission 11 No. existing pig houses, 5 No. additional modular type pig houses and 1 No. store (Ref. 4, 5 and 8-22 inclusive) and B) construct 3 No. replacement pig houses (Ref. 25, 26 and 27), extensions to 4 No existing pig houses (Ref: 1A, 2A, 6A and 7A), and 1 No. general purpose store (Ref. 28), together with all ancillary structures and all associated site works arising from the above proposed development.

The farm currently has capacity for 280 sows. The applicant is now seeking permission to revise the above plans and buildings to allow for an increase stock on the farm to 640 breeding sows. A change in operation will mean that there will be no increase in the overall volume of slurry produced, i.e., 5,790m^3. In addition, atmospheric emissions will decrease by >20% due to the change in stock type.

An extract from the planning drawings can be seen in Figure 1.

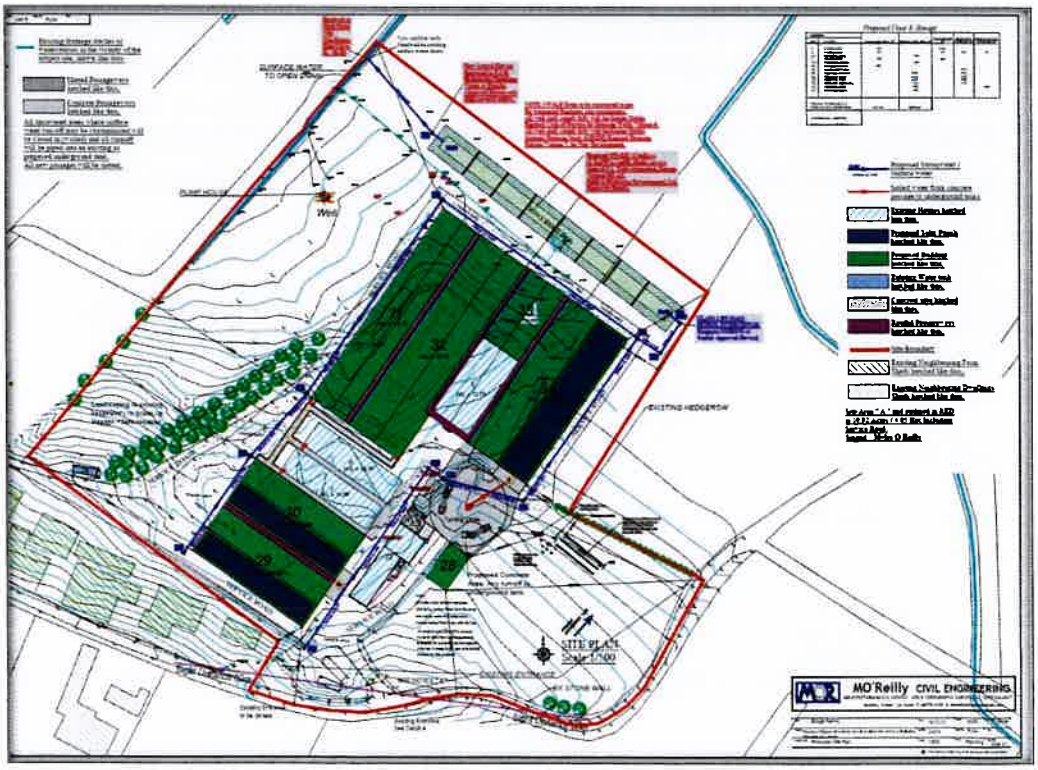


Figure 1 – Proposed Site Plan (M O'Reilly Civil Engineering)

Construction methods for the new structures will be standard and will follow best practice guidelines at all stages. All structures will be complaint with the recommendations of the Department of Agriculture, Food and the Marine. The operation of the farm and all its associated activities will be done in accordance with S.I. 588 of 2025.

RECEIVED: 16/01/2026

Surface Water Proposals

Details on the proposed surface water management system are set out in the accompanying report by Hydrocare Environmental Ltd. The new drainage network is designed to accommodate rainwater runoff from all impermeable surfaces within the development. Surface water will discharge, at a controlled flow rate, to the existing ditch drain located along the northwest site boundary.

The drainage infrastructure will be situated primarily in the northern part of the site, at the lower section of the lands where rainfall runoff can be effectively collected. The ditch drain to the northwest connects to a river (OPW Channel C61/2) approximately 195m downstream of the proposed outfall. The ditch has a small upstream catchment, arising roughly midway along the western boundary. The proposal is to discharge to this ditch at a controlled rate from the northwest corner of the site, maintaining the established direction of surface water flow. This ditch has always served as the receiving watercourse for runoff from the site and will continue to do so post-development.

The outfall will be restricted to the 1-year greenfield runoff rate or 2 l/s/ha, whichever is greater. This represents an improvement on the current unmanaged regime through the provision of on-site attenuation, reduced discharge rates and increased time of concentration before water reaches the receiving channel. Surface water will be captured and treated through a series of SuDS features before discharge at the controlled rate. This approach ensures that peak flows associated with the 10-year, 30-year and 100-year rainfall events, including a 20% climate change allowance, are appropriately attenuated and managed within the site.

The proposed surface water drainage design for this development will aim to incorporate the SuDS Management Train. The proposed system will include a number of SuDS features and devices designed to promote the capture, treatment, and infiltration of surface water locally within the site boundary while restricting the runoff to the public storm drain. The proposed surface water drainage system has been designed to be in compliance with the *Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments*, the *Greater Dublin Regional Code of Practice for Drainage Works Volume 6*, and the *Meath County Development Plan 2021-2027*.

Hydrocare Environmental Ltd have recommended that swales and oil interceptors are incorporated into the surface water design strategy for the proposed development.

RECEIVED: 16/01/2026

Foul Water

Staff welfare facilities will be provided on the site. A site Characterisation Form has been prepared by Hydrocare Environmental Ltd and this has concluded that a packaged wastewater treatment plant and soil polishing filter will be suitable for use on the site. An O'Reilly Oakstown BAF 6PE has been recommended.

Use of Slurry Generated

There will be no increase in organic fertiliser generated as part of the proposed development. All manure generated will be used in accordance with S.I. 588 of 2025, and slurry must be spread using low emission technologies.

S.I. 588 OF 2025

The European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025 provides a basic set of measures to ensure the protection of waters, including drinking water sources, against pollution caused by nitrogen and phosphorus from agricultural sources, with the primary emphasis being on the management of livestock manures and other fertilisers. The purpose of these Regulations is to give effect to Ireland's Nitrates Action Programme. This directive outlines measures that must be followed during the land-spreading of manure. These measures are summarised in the points below.

- The amount of livestock manure applied in any year to land on a holding, together with that deposited to land by livestock, shall not exceed an amount containing 170 kg nitrogen per hectare.
- The spreading of any organic fertiliser during certain times of the year is prohibited.
- Farmers must keep within the overall maximum fertilisation rates for nitrogen and phosphorus.
- Farmers must have sufficient storage capacity to meet the minimum requirements of the regulations.
- All storage facilities must be kept leak proof and structurally sound.
- Records for the movement of fertilisers must be kept.
- Chemical fertilisers, livestock manure and other organic fertilisers, effluents and soiled water must be spread as accurately and as evenly as possible.
- An upward-facing splash plate or sludge irrigator on a tanker or umbilical system must not be used for the spreading of organic fertiliser or soiled water.

RECEIVED: 16/01/2026

- Chemical fertilisers, livestock manure, soiled water or other organic fertilisers must not be spread when:
  - The land is waterlogged;
  - The land is flooded, or it is likely to flood;
  - The land is frozen, or covered with snow;
  - Heavy rain is forecast within 48 hours;
  - The ground slopes steeply and there is a risk of water pollution, when factors such as surface run-off pathways, the presence of land drains, the absence of hedgerows to mitigate surface flow, soil condition and ground cover are taken into account.
- Chemical fertilisers must not be spread on land within 2 metres of a surface watercourse.

Table 1 shows the buffer zones for various water bodies (lakes, rivers, wells etc.). Soiled water, effluents, farmyard manures or other organic fertilisers must not be spread inside these buffer zones.

Water Feature	Buffer Zone
Any water supply source providing 100m³ or more of water per day, or serving 500 or more people	200m (or as little as 30m where a local authority allow)
Any water supply source providing 10m3 or more of water per day, or serving 50 people or more	100m (or as little as 30m where a local authority allows)
Any other water supply for human consumption	25m (or as little as 15m where a local authority allows)
Lake shoreline or a turlough likely to flood	20m
Exposed cavernous or karstified limestones features	15m
Any surface watercourse where the slope towards the watercourse exceeds 10%	10m
Any other surface waters	5m

Table 1 – Requirements for the Application of Fertilisers and Soiled Water as set out in S.I. S.I. 588 of 2025

The applicant is fully aware of his obligations under S.I. 588 of 2025and he will meet all the requirements under this Directive with the proposed application.

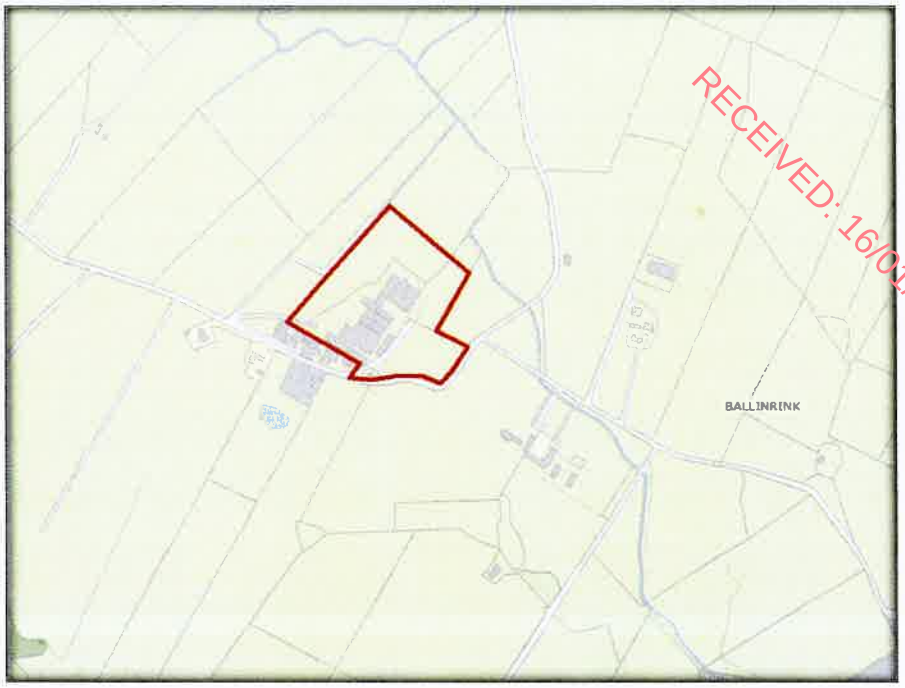
3.2 SITE LOCATION AND SURROUNDING ENVIRONMENT

The site in question is approximately 4.05ha and it is located in a rural area within the townland of Ballinrink. Access to the site is via the existing entrance and access road into the farm and this is just off a local, third-class road. The site is situated 5.9km west of Oldcastle and 5.2km south of Mount Nugent.

RECEIVED: 16/01/2026

The main land-use surrounding the application site is agriculture and improved agricultural grassland is the dominant habitat locally and this habitat largely surrounds the site. Other natural habitats represented in the area include semi-improved and wet grasslands, broadleaved woodlands (Mullaghmeen Woods), hedgerows, treelines and watercourses. Site location maps can be seen in Figures 2 and 3 whilst an aerial photograph of the site and its surrounding habitats can be seen in Figure 4.

Figure 2 – Map showing the Location of the Proposed Development Site (Pinned)



RECEIVED: 16/01/2026

Figure 3 – Map showing the Location of the Proposed Development Site (Outlined in Red).

HABITATS WITHIN THE SITE

The application site does not lie within or adjacent to any area that has been designated for nature conservation purposes. The main habitat within the application site currently is buildings and artificial surfaces, i.e., the existing pig houses, access roads and concrete aprons around the houses. The replacement / extended house will be constructed within the existing built footprint of the site. There are also areas of Improved Agricultural Grassland in the northern and south-eastern sections of the site. The boundaries of the site consist of hedgerows whilst there is a mature treeline present to the west of the existing buildings.

WATER FEATURES AND QUALITY

The application site is located within the Upper Shannon Hydrometric Area (26) and River Catchment (26F), and the Inny Sub-Catchment (010) and Sub-Basin (040). There is an open drain present at the north-western corner of the application site (approximately 58m west of proposed construction works). Clean surface water from the site is being directed to this drain. This drain connects via a small stream to the River Inny, which is 339m north of the application site. The River Inny flows in a north-westerly direction and it enters Lough Sheelin at a point 3.5km north-west of the application site.

RECEIVED: 16/01/2026

The EPA have classed the ecological status of the Inny River and its tributaries at points close to the application site as moderate status. Lough Sheelin is also noted to be of moderate status. Under the requirements of the Water Framework Directive, this is unsatisfactory and all water bodies are obliged to meet good status within a specified time frame. The next target date for meeting the objectives is 2027.

Figure 4 – Aerial Photograph of the Site (Outlined in Red) and its Surrounding Habitats © Google

RECEIVED: 16/01/2026

3.3 NATURA 2000 SITES IDENTIFIED

In accordance with the guidelines issued by the Department of the Environment and Local Government, a list of Natura 2000 sites within 15km of the proposed development have been identified and described according to their site synopsis, qualifying interests and conservation objectives. In addition, any other sites further than this, but potentially within its zone of interest were also considered. The zone of impact may be determined by an assessment of the connectivity between the application site and the designated areas by virtue of hydrological connectivity, atmospheric emissions, flight paths, ecological corridors etc.

For significant effects to arise, there must be a potential impact facilitated by having a *source*, i.e., the proposed development and activities arising out of its construction or operation, a *receptor*, i.e., the European site and its qualifying interests and a subsequent *pathway* or *connectivity* between the source and receptor, e.g., a water course. The likelihood for significant effects on the European site will largely depend on the characteristics of the source (e.g., nature and scale of the construction works), the characteristics of the existing pathway and the characteristics of the receptor, e.g., the sensitivities of the Qualifying Interests (habitats or species) to changes in water quality.

There are eleven Natura 2000 designated sites within 15km of the application site. These sites are summarised in Table 2 and a map showing their locations relative to the application site is shown in Figure 5. A full description of the sites can be read on the website of the National Parks and Wildlife Service (www.npws.ie).

Site Name & Code	Distance	Qualifying Interests	Potential Significant Effects
Lough Sheelin SPA 004065	3.5km north-west 4.2km downstream	• Great Crested Grebe *Podiceps cristatus* • Pochard *Aythya ferina* • Tufted Duck *Aythya fuligula* • Goldeneye *Bucephala clangula* • Wetlands & waterbirds	*Screened In - Having regards to the hydrological connectivity between the application site and this SPA, then significant effects upon this SPA arising from the construction and operation of the farm cannot be ruled out.* *Potential significant effects on this SPA arising from atmospheric emissions will also be considered.*
Moneybeg and Clareisland Bog SAC 002340	3.5km west	• Active raised bog • Degraded raised bogs still capable of regeneration	*Screened In - There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from*

		• Depressions on peat substrates of the Rhynchosporion	*emissions to surface water can be ruled out.* *Potential significant effects on this SPA arising from atmospheric emissions will also be considered.*
White Lough, Ben Loughs and Lough Doo SAC 001810	6.7km south	• Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. • *Austropotamobius pallipes* (White-clawed Crayfish)	*Screened Out - There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to surface water can be ruled out.* *Having regards to the extensive separation distance, impacts upon this SAC arising from atmospheric emissions can be ruled out.*
Lough Bane and Lough Glass SAC 002120	9.1km south-east	• White-clawed crayfish *(Austropotamobius pallipes)* • Hard oligo-mesotrophic waters with benthic vegetation of Chara spp	*Screened Out - There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to surface water can be ruled out.* *Having regards to the extensive separation distance, impacts upon this SAC arising from atmospheric emissions can be ruled out.*
Lough Kinale and Derragh Lough SPA 004061	9.4km west	• Pochard *Aythya ferina* • Tufted Duck *Aythya fuligula* • Wetlands & waterbirds	*Screened Out - Having regards to the extensive hydrological separation distance between the application site and this SPA, then effects on this site arising from emissions to surface water can be ruled out.* *Having regards to the extensive separation distance, impacts upon this SPA arising from atmospheric emissions can be ruled out.*
Derragh Bog SAC 002201	9.6km west	• Degraded raised bogs still capable of natural regeneration • Bog woodland	*Screened Out - There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to surface water can be ruled out.* *Having regards to the extensive separation distance, impacts upon this SAC arising from atmospheric emissions can be ruled out.*

RECEIVED: 16/01/2026

Lough Lene SAC 002121	10.8km south	• White-clawed crayfish (*Austropotamobius pallipes)* • Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.	*Screened Out - There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to surface water can be ruled out.* *Having regards to the extensive separation distance, impacts upon this SAC arising from atmospheric emissions can be ruled out.*
Lough Derravaragh SPA 004061	13km south	• Whooper swan *Cygnus cygnus* • Pochard *Aythya arina* • Tufted duck *Aythya fuligula* • Coot *Fulica atra* • Wetlands & waterbirds	*There is no hydrological connectivity between the application site and this SPA, therefore effects on this site arising from emissions to surface water can be ruled out.* *Atmospheric emissions from the site will decrease due to the change in farm operations. No significant effects upon this SPA arising from emissions due to the proposed development.*
The River Boyne and River Blackwater SAC 002299	13.8km south-east	• River lamprey (*Lampetra fluviatilis*) • Salmon (*Salmo salar*) • Otter (*Lutra lutra*) • Alkaline fens • Alluvial forests with alder *Alnus glutinosa* and ash *Fraxinus excelsior*	*Screened Out - There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to surface water can be ruled out.* *Having regards to the extensive separation distance, impacts upon this SAC arising from atmospheric emissions can be ruled out.*
The River Boyne and River Blackwater SPA 004232	14km south-east	• Common kingfisher *Alcedo atthis*	*Screened Out - There is no hydrological connectivity between the application site and this SPA, therefore effects on this site arising from emissions to surface water can be ruled out.* *Having regards to the extensive separation distance, impacts upon this SPA arising from atmospheric emissions can be ruled out.*
Garriskill Bog SAC 000679	14.8km south-west	• Active raised bogs • Degraded raised bogs still capable of natural regeneration	*There is no hydrological connectivity between the application site and this SAC, therefore effects on this site arising from emissions to*

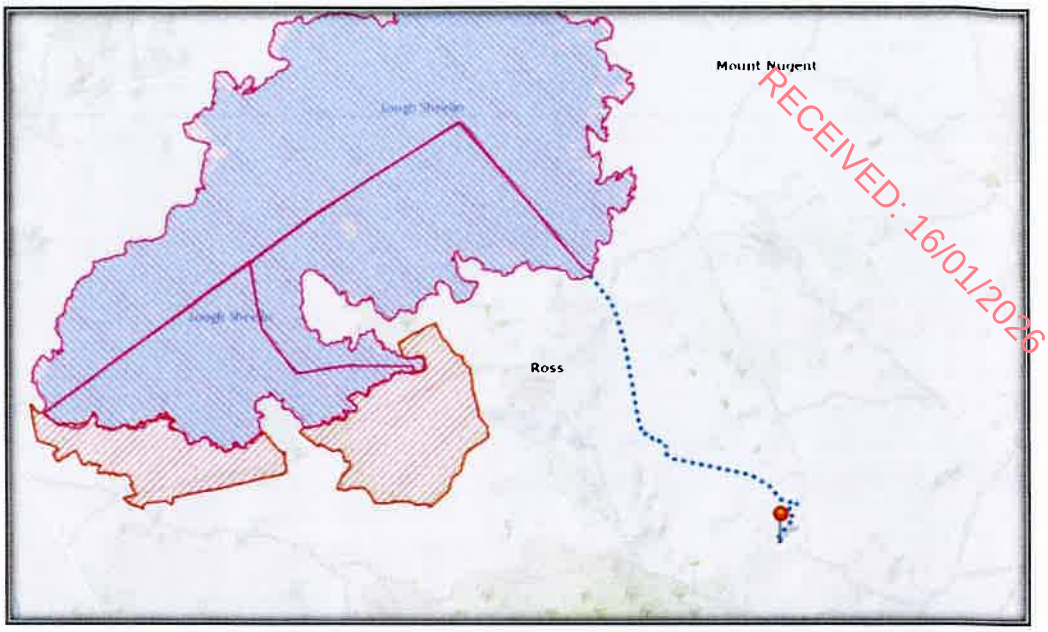
RECEIVED: 16/01/2026

		• Depressions on peat substrates of the Rhynchosporion	*surface water can be ruled out.* *Atmospheric emissions from the site will decrease due to the change in farm operations. No significant effects upon this SAC arising from emissions due to the proposed development.*

RECEIVED 16/01/2026

Table 2 – Natura 2000 Sites within 15km of Application Site

Figure 5 – The Application Site (Red Dot) in relation to the Natura 2000 Sites within 15km. Hydrological Connectivity from the Application Site to Lough Sheelin SPA is shown.



RECEIVED: 16/01/2026

Figure 6 – The Application Site (Red Dot) in Relation to Lough Sheelin SPA (Pink Hatching) and Moneybeg and Clareisland Bog SAC (Red Hatching)

3.4 IDENTIFICATION OF POTENTIAL EFFECTS

Only those features of the development that have the potential to affect the integrity and conservation objectives of the identified Natura 2000 sites and protected species have been considered. A number of factors were examined at this stage and dismissed or carried forward for Appropriate Assessment as relevant. Assessment of the potential effects on the integrity of the identified Natura 2000 sites is also conducted utilising a standard source-pathway-receptor model. In order for an effect to be established all three elements of this mechanism must be in place. The absence or removal of one of the elements of the mechanism is sufficient to conclude that a potential effect is not of any relevance or significance. The following areas were examined in relation to potential impacts from the proposed development on the Natura 2000 sites identified:

- Significant effects upon the Lough Sheelin SPA arising from a deterioration of surface or ground water quality in the River Inny due to pollution during site preparation, demolition and construction.
- Significant effects upon the Lough Sheelin SPA arising from a deterioration of surface or ground water quality in the River Inny due to pollution during operation of the site.
- Significant effects upon Natura 2000 sites arising from land-spreading of the manure produced on the farm.
- Effects upon Lough Sheelin SPA and the Moneybeg and Clareisland Bog SAC due to atmospheric emissions (ammonia and nitrogen) arising from the operation of the

proposed development, either individually or in combination with other ongoing activities.

- Cumulative impacts.

RECEIVED: 16/01/2026

3.5 SCREENING CONCLUSIONS

The proposed development is not directly connected with or necessary to the nature conservation management of the designated site. Therefore, following consideration of the location of designated sites in relation to the proposed development and the potential impacts that may occur from hydrological and atmospheric emissions, and having regard to the fact that the critical loads of ammonia and nitrogen are already exceeded at Lough Sheelin SPA / Moneybeg and Clareisland SAC, this project must proceed to the next stage of Appropriate Assessment, namely the Natura Impact Assessment (Stage II, Natura Impact Statement).

4 STAGE II – NATURA IMPACT ASSESSMENT

RECEIVED: 16/01/2026

4.1 INTRODUCTION

The main objective of this stage (Stage 2, Natura Impact Statement) in the Appropriate Assessment is to determine whether the proposed development at Ballinrink (either alone or in combination with other plans, programmes and projects) will result in significant adverse impacts to the integrity of the Natura 2000 site identified in the previous section with respect to the site's structure, function and/or conservation objectives. This stage also outlines the mitigation measures that should be taken in order to avoid any negative impacts of this proposed development.

4.2 SITE SPECIFIC CONSERVATION OBJECTIVES

For the sites that has been screened in, if Site Specific Conservation Objectives were available these were reviewed in light of the proposed development and the potential impacts that might occur. These Site Specific Conservation Objectives (SSCOs) aim to define the favourable conservation condition for the particular habitats or species at that site. They outline certain attributes (e.g., distribution, population structure, water quality) for different species and habitats with targets, which define favourable condition for a habitat or species at a particular site. The maintenance of habitats and species within the Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at national level. Where available, these SSCOs can be downloaded on the NPWS website. Any potential threats to the attributes and targets as defined in these SSCOs were assessed and where necessary, mitigated for. Where SSCOS were not available, then the SSCOs of other Natura 2000 sites with comparable QIs were referred to.

For each Qualifying Interest of the SAC, the specific conservation objective is either to *maintain or restore* the favourable conservation condition of that interest, by defining a list of attributes and targets which are indicative of the conservation status of that interest. For habitats, the main attributes include habitat area; habitat and community distribution; vegetation structure/composition and physical structure. The main target is to ensure that the habitats are stable or increasing in area and that the other attributes are maintained or restored. For the Annex II species of the SAC, the main attributes are population trend and distribution, whilst the targets aim to ensure that the long term population trends of the species are stable or increasing and that there is no significant decrease in the numbers or range of areas used by the species, other than that occurring from natural patterns of variation.

4.3 NATURA 2000 SITES IDENTIFIED

LOUGH SHEELIN SPA

RECEIVED: 16/01/2026

Site Synopsis

Lough Sheelin is a medium- to large-sized lake, with a maximum length of 7 km. The lake lies at the top of the Inny River, a main tributary of the River Shannon. It is a typical limestone lake and is fairly shallow (maximum depth 14 m). The trophic status of the lake has varied greatly since the 1970s due to pollution from mainly agricultural sources. It was once classified as a highly eutrophic system, however it is now classed as moderately eutrophic (EPA). Swamp vegetation occurs along parts of the shoreline. There are some very small offshore islands which are mostly wooded. The lake was formerly one of the top trout fisheries in the country.

Despite very variable water quality in recent decades, Lough Sheelin remains a very important site for wintering waterfowl and especially diving duck. It supports nationally important populations of four species: Great crested grebe *Podiceps cristatus,* pochard *Aythya ferina,* tufted duck *Aythya fuligula* and goldeneye *Bucephala clangula.* A range of other species occur in relatively low numbers, including mute swan *Cygnus olor*, mallard *Anas platyrhynchos* and Eurasian coot *Fulica atra*.

The NPWS Qualifying Interests of Lough Sheelin SPA are:

- Great Crested Grebe *Podiceps cristatus*
- Pochard *Aythya ferina*
- Tufted Duck *Aythya fuligula*
- Goldeneye *Bucephala clangula*
- Wetlands & waterbirds

Site Specific Conservation Objectives

Site specific conservation objectives for this site were prepared in 2025[1]. These SSCOs are summarised in Table 3.

[1] *NPWS (2025) Conservation Objectives: Lough Sheelin SPA 004065. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.*

Qualifying Interest	SSCO	Attribute – Measure - Target
Great Crested Grebe *Podiceps cristatus* [A005]	To *restore* the favourable conservation condition of this species in the Lough Oughter Complex SPA	• Winter population trend - Percentage change in number of individuals - Long term winter population trend is stable or increasing. • Winter spatial distribution - Hectares, time and intensity of use - Sufficient number of locations, area, and availability (in terms of timing and intensity of use) of suitable habitat to support the population target. • Disturbance at wintering site - Intensity, frequency, timing and duration - Disturbance occurs at levels that do not significantly impact the achievement of targets for population trend and spatial distribution. • Barriers to connectivity and site use - Number, location, shape and hectares - Barriers do not significantly impact the wintering population's access to the SPA or other ecologically important sites outside the SPA. • Forage spatial distribution, extent and abundance - Location, hectares, and forage biomass - Sufficient number of locations, area of suitable habitat and available forage biomass to support the population target. • Roost spatial distribution and extent - Location and hectares of roosting habitat - Sufficient number of locations, area and availability of suitable roosting habitat to support the population target.
Pochard *Aythyna fernia* [A059]	To *restore* the favourable conservation condition of this species in the Lough Oughter Complex SPA	• Winter population trend - Percentage change in number of individuals - Long term winter population trend is stable or increasing. • Winter spatial distribution - Hectares, time and intensity of use - Sufficient number of locations, area, and availability (in terms of timing and intensity of use) of suitable habitat to support the population target. • Disturbance at wintering site - Intensity, frequency, timing and duration - Disturbance occurs at levels that do not significantly impact the achievement of targets for population trend and spatial distribution. • Barriers to connectivity and site use - Number, location, shape and hectares - Barriers do not significantly impact the wintering population's access to the SPA or other ecologically important sites outside the SPA. • Forage spatial distribution, extent and abundance - Location, hectares, and forage biomass - Sufficient number of locations, area of suitable habitat and available forage biomass to support the population target. • Roost spatial distribution and extent - Location and hectares of roosting habitat - Sufficient number of locations, area and availability of suitable roosting habitat to support the population target.
Tufted Duck *Aythya fligula* [A061]	To *restore* the favourable conservation condition of this species in the Lough Oughter Complex SPA	• Winter population trend - Percentage change in number of individuals - Long term winter population trend is stable or increasing. • Winter spatial distribution - Hectares, time and intensity of use - Sufficient number of locations, area, and availability (in terms of timing and intensity of use) of suitable habitat to support the population target. • Disturbance at wintering site - Intensity, frequency, timing and duration - Disturbance occurs at levels that do not significantly impact the achievement of targets for population trend and spatial distribution. • Barriers to connectivity and site use - Number, location, shape and hectares - Barriers do not significantly impact the wintering population's access to the SPA or other ecologically important sites outside the SPA. • Forage spatial distribution, extent and abundance - Location, hectares, and forage biomass - Sufficient number of locations,

RECEIVED: 16/01/2026

		area of suitable habitat and available forage biomass to support the population target. • Roost spatial distribution and extent - Location and hectares of roosting habitat - Sufficient number of locations, area and availability of suitable roosting habitat to support the population target.
Goldeneye *Bucephala clangula* [A067]	To *restore* the favourable conservation condition of this species in the Lough Oughter Complex SPA	• Winter population trend - Percentage change in number of individuals - Long term winter population trend is stable or increasing. • Winter spatial distribution - Hectares, time and intensity of use - Sufficient number of locations, area, and availability (in terms of timing and intensity of use) of suitable habitat to support the population target. • Disturbance at wintering site - Intensity, frequency, timing and duration - Disturbance occurs at levels that do not significantly impact the achievement of targets for population trend and spatial distribution. • Barriers to connectivity and site use - Number, location, shape and hectares - Barriers do not significantly impact the wintering population's access to the SPA or other ecologically important sites outside the SPA. • Forage spatial distribution, extent and abundance - Location, hectares, and forage biomass - Sufficient number of locations, area of suitable habitat and available forage biomass to support the population target. • Roost spatial distribution and extent - Location and hectares of roosting habitat - Sufficient number of locations, area and availability of suitable roosting habitat to support the population target.
Wetlands [A999]	To *maintain* the Favourable conservation condition of wetland habitats in Lough Oughter Complex SPA as a resource for the regularly-occurring migratory waterbirds that utilise these areas.	• Wetland Habitat Area – (ha) – No significant loss to wetland habitat within the SPA, other than that occurring from natural patterns of variation. • Wetland habitat quality and functioning - Quality and function of the wetland habitat - No significant impact on the quality or functioning of the wetland habitat within the SPA, other than that occurring from natural patterns of variation.

Table 3 – SSCOs of Lough Sheelin SPA

RECEIVED 16/01/2026

MONEYBEG AND CLAREISLAND SAC

Site Synopsis

The Moneybeg and Clareisland Bogs site is located on the border of Counties Meath and Westmeath, approximately 9 km east of Granard, and comprises two lowland raised bogs situated along the southern and south-western shores of Lough Sheelin. The site is designated as a Special Area of Conservation (SAC) for Annex I habitats including Active Raised Bog (priority habitat), Degraded Raised Bog and Rhynchosporion vegetation. Notably, parts of the site retain an intact transition from high bog to open water, a feature now rare among Irish raised bogs. The high bogs support a diverse range of characteristic Midland Raised Bog vegetation, including Heather, cottongrasses, bog mosses (Sphagnum spp.), Cranberry, Bog-rosemary and sundews, with extensive wet areas containing pools, hummocks and hollows.

Several rare and notable bog moss species, including *Sphagnum fuscum*, are present, particularly at pool margins.

The raised bogs are surrounded by agricultural land, forestry and areas of cutover bog, with active and historical peat-cutting, drainage and burning recorded, particularly at Moneybeg Bog. These activities have resulted in habitat loss and hydrological damage and continue to pose a threat to the ecological integrity of the site. Despite these pressures, the SAC is of high conservation importance due to its habitat diversity, semi-natural lake margins and its location at the north-eastern limit of raised bogs in Ireland. Active raised bog is a rare and declining habitat across the EU, and Ireland holds a significant proportion of the remaining resource, conferring a particular international responsibility for the conservation of sites such as Moneybeg and Clareisland Bogs.

RECEIVED: 16/01/2026

Site Specific Conservation Objectives

Site specific conservation objectives for this site were prepared in 2016[2]. These SSCOs are summarised in Table 4.

Active Raised Bog 7110

The SSCO for this habitat is to *restore* its favourable conservation condition which is generally defined by the following list of attributes and targets:

Attribute	Measure	Target
Habitat area	Ha	Restore area of active raised bog to 31.7ha, subject to natural processes
Habitat distribution	Occurrence	Restore the distribution and variability of active raised bog across the SAC.
High Bog Area	Ha	No decline in extent of high bog necessary to support the development and maintenance of active raised bog.
Hydrological Regime: Water Levels	Cm	Restore appropriate water levels throughout the site
Hydrological Regime; Flow Patterns	Flow Direction: Slope	Restore, where possible, appropriate high bog topography, flow directions and slopes.
Transitional Areas between high bog and adjacent mineral soils (including cutover areas)	Ha; Distribution	Restore adequate transitional areas to support/protect active raised bog and the services it provides
Vegetation quality: central ecotope, active flush, soaks, bog woodland	Ha	Restore 15.9ha of central ecotope/active flush/soaks/bog woodland as appropriate
Vegetation quality: microtopographical features	Ha	Restore adequate cover of high quality microtopographical features
Vegetation quality: bog moss (Sphagnum) species	Percentage Cover	Restore adequate cover of bog moss (Sphagnum) species to ensure peat-forming capacity
Typical ARB species: flora	Occurrence	Restore, where appropriate, typical active raised bog flora
Typical ARB species: fauna	Occurrence	Restore, where appropriate, typical active raised bog fauna
Elements of Local Distinctiveness	Occurrence	Maintain features of local distinctiveness, subject to natural processes
Negative Physical Indicators	Percentage Cover	Negative physical features absent or insignificant
Vegetation composition: native negative indicator species	Percentage Cover	Native negative indicator species at insignificant levels

[2] *NPWS (2016) Conservation Objectives: Moneybeg and Clareisland Bogs SAC 002340. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.*

Vegetation Composition: Non-Native Invasive Species	Percentage Cover	Non-native invasive species at insignificant levels and not more than 1% cover
Air Quality: Nitrogen Deposition	Kg/N	Air quality surrounding bog close to natural reference conditions. The total N deposition should not exceed 5kg N/ha/yr
Water Quality	Hydro-chemical Measures	Water quality on the high bog and in transitional areas close to natural reference conditions

Table 4 – SSCO for Active Raised Bog

RECEIVED: 16/01/2026

The remaining QIs of this SAC, i.e., *Degraded Raised Bogs Still Capable of Natural Regeneration* [7120] and *Depressions on Peat Substrates of the Rhynchosporian* [7150], are an integral part of good quality active raised bog, therefore separate SSCO have not been set for them.

4.4 IDENTIFICATION AND ASSESSMENT OF POTENTIAL EFFECTS

INTRODUCTION

The identification of potential impacts and the assessment of their significance typically requires the identification of the type and magnitude of the impacts. For example, will the impacts be short term or long term, direct, indirect or cumulative and will they occur during construction or operation. This section will establish whether the effects of the proposed development at Ballinrink that were identified in the previous section, are likely to occur and whether or not they are significant. These potential impacts will be examined with respect to the conservation objectives of the Natura 2000 site identified.

Effects on Lough Sheelin SPA arising from Emissions to Surface Water

Deterioration in Water Quality in the SACs/SPA During Site Preparation/Construction

Site preparation, demolition of the existing buildings and the construction of the new structures at the pig farm and associated works will involve the excavation of soil, and the pouring of concrete for foundations and other hard surfaces. These works will take place on a site that is hydrologically connected to the River Inny and Lough Sheelin SPA. In addition, groundwater vulnerability beneath the site is noted to be high. If appropriate mitigation measures are not taken during construction and operation of the proposed development, then there is the possibility that surface water quality in the River Inny and further downstream in Lough Sheelin SPA may be negatively impacted upon. Pollution to groundwater could also arise.

Therefore, as there is a potential risk of direct and indirect impacts arising from the site preparation and construction of the proposed application, appropriate mitigation will be

required to maintain the conservation status of the Lough Sheelin SPA and its protected species and wetland habitats.

RECEIVED: 16/01/2026

Deterioration in Water Quality in the SAC Post Construction / Operation

Negative impacts upon water quality arising from the operation of this proposed development have also been considered. Any contaminated run-off from the site into nearby drains could lead to a decrease in water quality locally which might get rise to negative effects on the Lough Sheelin SPA and its QIs.

Pollution to groundwater (high under the site) during operation from leaks from storage tanks could also lead to deteriorations in water quality locally and subsequent negative effects upon Lough Sheelin SPA.

A detailed report upon the surface water management of the site has been prepared by Hydrocare Environmental. A new drainage network has been designed to accommodate rainwater runoff from all impermeable surfaces within the development. Surface water will discharge through a series of SUDS features the existing ditch drain located along the northwest site boundary. It will be vital that this surface water infrastructure is constructed and operated according to the design parameters.

Land-Spreading

Inappropriate land-spreading of manure can lead to serious impacts upon the receiving waters in local catchments and it can result in eutrophication, algal blooms, fish kills and loss of biodiversity. Designated habitats and species can be impacted upon and it can take years for the eco-system to recover. However, it should be noted that the proposed development will not lead to any increase in the volume of manure produced or exported from the farm.

Effects on Natura 2000 sites arising from Atmospheric Emissions

The EPA have recently produced guidance documents for the assessment of impacts of emissions on Natura 2000 sites (Assessment of the Impact of Ammonia and Nitrogen on Natura 2000 sites from Intensive Agriculture Installations, EPA 2021, updated 2024). This document contains a step-by-step assessment process which allows the applicant to ascertain the level of assessment and information needed when determining potential effects from emissions on Natura 2000 sites. Step 6c of the flow chart (Figure 7) makes a provision for applicants to demonstrate that the emissions from the new installations will result in an overall reduction in emissions from the baseline numbers.

Although there will be in increase in stock arising from the proposed development, the changes in stock type will result in an overall reduction of atmospheric emissions by

approximately 26%. As the final emissions from the farm upon completion of the works will be less than that previously permitted, detailed atmospheric modelling is not required in this instance.

RECEIVED: 16/01/2026

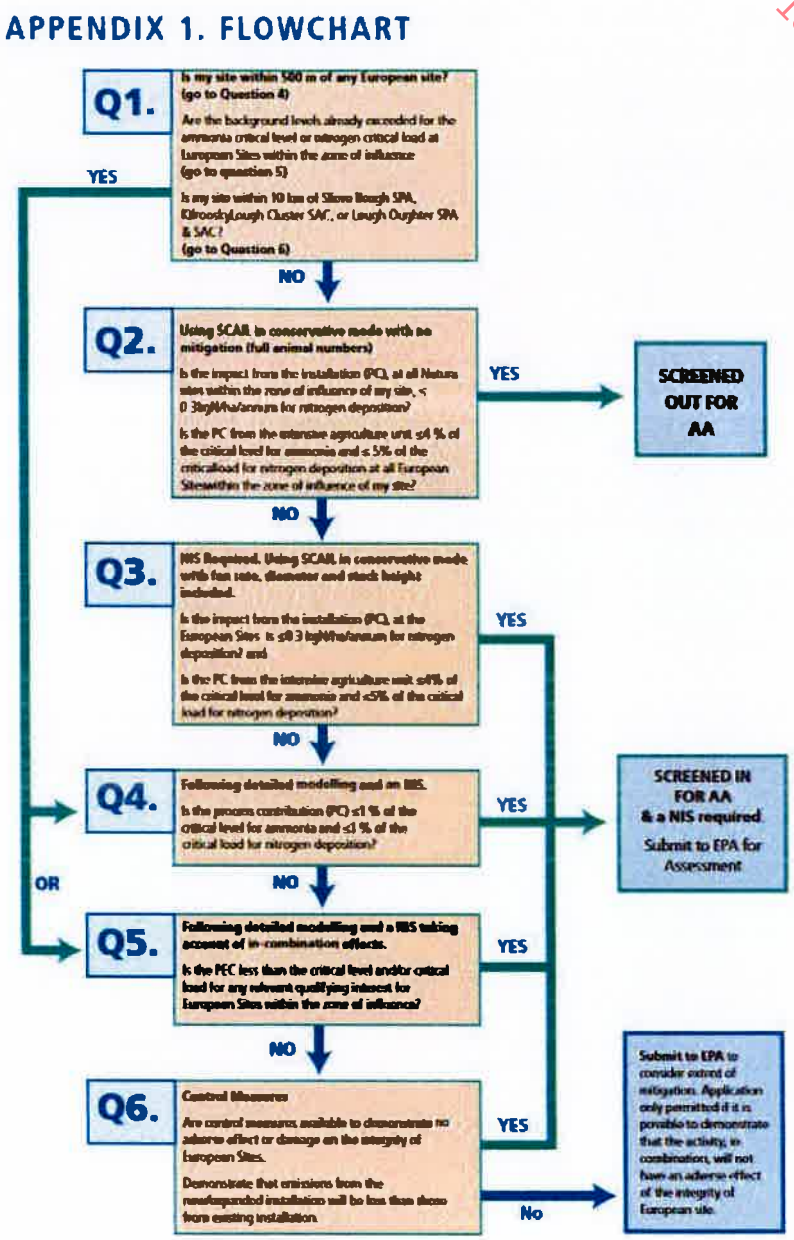


Figure 7 – EPA Flow Chart, Taken from Annex I of the Assessment of the Impact of Ammonia and Nitrogen on Natura 2000 sites from Intensive Agriculture Installations, EPA 2024

4.5 CUMULATIVE IMPACTS

There are other agricultural activities ongoing close to the current application site. Therefore, cumulative impacts arising from the operation of these farms together were considered. All farms, regardless of whether licensed by the EPA or not, are required to operate within the legalisation defined in S.I. 113 of 2022 regarding manure storage, minimisation of soiled water and general good agricultural practice, etc.

RECEIVED: 16/01/2026

The land-spreading of the pig manure produced at the proposed facility has also been considered as part of this process. Records for the distribution and movement of all the manure produced will be kept on site and presented to the Department of Agriculture, Food and Marine if necessary. The proposed development will not give rise to any increase in the volume of manure produced.

All farmers that receive the manure from the proposed farm will do so under the European Union (Good Agricultural Practice for the Protection of Waters) Regulations 2012 (S.I. 113 of 2022). Upon the receipt of the manure, they will be informed of their obligation under this legalisation. Compliance with these regulations will minimise cumulative impacts as well as any impacts.

There will no cumulative impacts on any Natura 2000 site arising from atmospheric emissions, as the development will lead to a reduction in atmospheric emissions of >20%,.

5 MITIGATION MEASURES

In order to avoid any reductions in water quality in the area surrounding the proposed development, and in order to protect designated sites and species by reducing atmospheric emissions from the farm, a number of mitigation measures must be implemented and followed. Measures have also been suggested to help protect the local biodiversity of the surrounding area and to ensure the protection of local wildlife.

RECEIVED: 16/01/2026

In considering these points, the following site-specific mitigation measures were prepared. Their implementation will ensure the protection of Natura 2000 habitats and species, as well as local non-designated ecological receptors. The primary parties responsible for implementing these measures include the applicant, the project manager, and the construction contractors.

5.1 CONSTRUCTION

- The construction and operation of the proposed farm must comply with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025 (S.I. No. 588 of 2025).
- The proposed farm structures and storage tanks must adhere to the Department of Agriculture's Farm Building and Structures Specifications. Before use, they must undergo an integrity test performed by a suitably qualified person and must be inspected regularly for deficiencies.
- Manure, slurry, and soiled water storage facilities must be constructed to Department of Agriculture, Food and the Marine specifications and must be inspected regularly.
- Site preparation and construction must be confined to the development site only and carried out as per the plan presented in Figure 1. Work areas must be kept to the minimum necessary to carry out the proposed works and must be clearly marked in advance.
- There is an open drain close to the north-western corner of the site. To protect water quality, no run-off from site works or operations must enter this drain. Therefore, prior to commencement of construction, a silt fence should be installed around the construction footprint of the site. The fence should be installed prior to works commencing and inspected by an engineer before construction begins. The silt fence must be inspected daily, and repaired or replaced as needed during the construction works.
- There must be no discharges of contaminated waters to ground or surface waters from this development during either construction or operation. Control and management of

hydrocarbons on site will be vital to prevent deterioration of local surface and groundwater quality. The following measures must be implemented:

RECEIVED: 16/01/2026

- The site is in an area of high groundwater vulnerability. Therefore, refuelling of machinery must be carried out off-site.
- Fuel must not be stored on site during construction.
- All chemicals must be stored in accordance with the manufacturer's instructions.
- Procedures and contingency plans must be in place to address small spillages as well as emergency incidents. A stock of absorbent materials (sand, spill granules, absorbent pads, booms) must be kept on site, available for use near water and at refuelling points.
- Daily plant inspections must be completed by operators. Where leaks are identified, the equipment must be removed from operation until repaired.
- All personnel must observe the precautions outlined in the Safety Data Sheets (SDS) for each material, including use of PPE. Where conditions warrant, emergency spill containment supplies must be available for immediate use.

- The following best-practice concrete/aggregate management measures must be employed:
  - No concrete wash-out is permitted on site.
  - Best practice in bulk-liquid concrete management must be employed, including secure shuttering, controlled pouring/handling, and adequate curing times.
  - Stockpiles of sand and gravel must be kept to the minimum size required and located away from site boundaries and water drains.
  - Where concrete shuttering is used, measures must be in place to prevent shutter failure and to control the storage, handling, and disposal of shutter oils.
  - Activities generating cement dust must be controlled by damping down.
  - Raw and uncured waste concrete must be removed from site and disposed of appropriately.
- All silt drains and farmyard discharges must comply with the Department of Agriculture's Minimum Specification for Farmyard Drainage, Concrete Yards and Roads.

- The surface water proposals outlined by Hydrocare Environmental must be installed under the supervision of a suitably qualified engineer. They must be signed off by an engineer prior to operation. Silt traps and oil interceptors should be serviced regularly.
- Any excavated material arising from construction must not be disposed of within a designated site. It must be reused responsibly within the boundary of the application site or removed to a licensed facility by a registered contractor.
- The storage and handling of all wastes and fertilisers on site must be in accordance with S.I. 588 of 2025.
- It is illegal to remove hedgerows or treelines during the bird nesting season (March–August inclusive). Riparian verges along local streams and watercourses must not be damaged during construction or operation. Any landscaping should use native Irish species indigenous to the site, e.g. birch, oak, willow, alder.

RECEIVED: 16/01/2026

5.2 ATMOSPHERIC EMISSIONS

It is recommended that the applicant undertake additional measures to reduce atmospheric emissions from the farm. Reference should be made to the Best Available Techniques (BAT) Reference Document for the Intensive Rearing of Pigs or Poultry: IRPP BREF 2017

5.3 LAND-SPREADING AND FARM OPERATION

In order to avoid reductions in water quality within the catchments of the customer farms, all organic fertiliser must be used in accordance with S.I. No. 588 of 2025. The following measures must be undertaken by the customer farmers when using manure or wash-water produced on this farm (Although these customer farmers are not party to this planning application):

- The storage and handling of all fertilisers must comply with S.I. 588 of 2025.
- Organic fertiliser must only be applied to fields where there is a crop nutrient requirement in accordance with the Regulations.
- To protect water quality, the following minimum buffer zones must be observed when land-spreading:
    - 20 m from lakes and public water supply sources.
    - 15 m from exposed cavernous or karstified limestone.
    - 10 m from all other surface waters (rivers, streams, ponds, etc.).
    - 5 m from open field drains and ditches.
- Land-spreading must not take place when conditions are unsuitable, including:

- on wet or waterlogged soils,
- on land sloping steeply towards watercourses, or
- on frozen or snow-covered ground.

- Low Emission Slurry Spreading (LESS) techniques are mandatory under S.I. 588 of 2025 for pig manure, and for grassland farms exceeding defined nitrogen stocking thresholds (currently 100 kg N/ha from January 2025).

RECEIVED: 16/01/2026

6 APPROPRIATE ASSESSMENT CONCLUSION

RECEIVED: 26/01/2026

This current NIS has been undertaken to evaluate the potential impacts of the proposed development with regard to the effects upon the conservation objectives and qualifying interests (including the habitats and species) of the Natura 2000 sites identified. It is considered that following mitigation, that the proposed project does not have the potential to significantly affect the conservation objectives of these aforementioned Natura 2000 sites and the integrity of these sites as a whole will not be adversely impacted.

The qualifying interests of the site and their potential to be impacted upon from the potential development were listed in Section 4.2.

In light of the above, it is considered that the proposed works do not have the potential to significantly affect the conservation objectives or qualifying interests of the Natura 2000 sites identified. The integrity of the site will not be adversely affected. Table 5 follows the integrity of the SAC / SPA checklist, which shows that the integrity of the site would not be affected by the proposed development.

Conservation Objective: Does the project have the potential to:	Yes / No
Cause delays in progress towards achieving the conservation objectives of the site?	N
Interrupt progress towards achieving the conservation objectives of the site?	N
Disrupt those factors that help to maintain the favourable conditions of the site?	N
Interfere with the balance, distribution and density of key species that are the indicators of the favourable condition of the site?	N
Other Objectives: does the project have the potential to:	
Cause changes to the vital defining aspects (e.g. nutrient balance) that determine how the site functions as a habitat or ecosystem?	N
Change the dynamics of the relationships (between, for example, soil and water or plants and animals) that define the structure and/or function of the site?	N
Interfere with predicted or expected natural changes to the site (such as water dynamics or chemical composition)?	N
Reduce the area of key habitats?	N
Reduce the population of key species?	N
Change the balance between key species?	N

Reduce diversity of the site?	N
Result in disturbance that could affect population size or density or the balance between key species?	N
Result in fragmentation?	N
Result in loss or reduction of key features (e.g. tree cover, tidal exposure, annual flooding, etc.)	N

RECEIVED: 16/01/2026

Table 5 – Integrity of Site Checklist (From NPWS, Information Checklist for AA, Box 6, EC (2002)

Noreen McLoughlin, MSc, MCIEEM.
Ecologist.

(PI Insurance details available on request)

RECEIVED: 16/01/2026

Appendix No. 14

Resource and Waste Management Plan

CLW Environmental Planners Ltd.

The Mews,
23 Farnham Street,
Cavan,
Co. Cavan

Phone: 049-4371447/9
Fax: 049-4371451
E-mail: info@clw.ie

RECEIVED: 16/01/2026

Resourse and Waste Management Plan

For

Proposed Development
On Existing Pig Farm

At

Ballinrink,
Oldcastle,
Co. Meath.

Date: 20/06/2025

RECEIVED: 16/01/2026

Applicant:

Bogue Pigs Unlimited Company,
Ballinrink,
Oldcastle,
Co. Meath.

Proposed Development:

A. Demolish / decommission 13 No. existing pig houses, 5 No. additional modular type pig houses and 1 No. store (Ref. 2-5 and 8-22 inclusive) and
B. construct 5 No. replacement pig houses, an extension to 1 No existing pig house, and, 1 No. general purpose store,

together with all ancillary structures and all associated site works arising from the above proposed development, and, in lieu of developments previously approved under planning Ref. 24/60324, at

Location:

Ballinrink,
Oldcastle,
Co. Meath.

RECEIVED: 16/02/2026

Background:

The following Resourse and Waste Management Plan (RWMP) has been completed in accordance with the EPA, Best Practice Guidelines for the preparation of Resourse and Waste Management Plans for Construction and Demolition Projects, EPA 2021. The project description, Roles and Responsibilities (incl. Management) have been detailed in the aforementioned CEMP.

Introduction and Purpose of the RWMP.

The management of C&D waste on this site should reflect the waste management hierarchy, with waste prevention and minimisation being the first priority succeeded by reuse and recycling. The subsequent use of recycled materials in reconstruction works also reduces the quantities of waste which ultimately needs to be consigned to landfill sites. This proposed development has bee

In this phase of the development, the proposed development has been subdivided into 3 areas of work for the purposes of this plan;

1. Demolition of Existing Structures.
2. Site Development
3. Construction of pig houses, ancillary store and associated works.

Prevention of Waste:

The primary effort therefore should be to engage in waste prevention and reduce the amount of waste generated in the first place i.e. minimise the resources needed to do the job. Prevention is financially advantageous as it reduces the purchase of construction materials and reduces the need to remove wastes from the site.

The prevention of waste can be minimized by;

- Renovating existing buildings where appropriate.
- Re-using materials where appropriate.
- Re-cycling wastes where appropriate.
- Waste disposal as a last resort.

RECEIVED: 16/01/2026

Renovation: which retains and repairs existing structural and decorative elements, with the introduction only where necessary of new items, contributes greatly to a reduction in C&D waste arising.

While the developments to be demolished have been maintained and upgraded through the years they are now reaching the end of their useful life, and further renovation/repair is not economically viable.

Reuse of Waste:

Material that is generated should be reused on site or salvaged for subsequent reuse to the greatest extent possible and disposal should only be considered as a last resort. Initiatives should be put in place to maximise the efficient use/reuse of materials. Innovative initiatives to avoid the need for disposal should be investigated.

Recycling of Waste:

In relation to the small volume of waste which cannot be used on site there are a number of established markets available for the beneficial use of this C&D waste:

- waste timber can be recycled as shuttering or hoarding, or sent for reprocessing as medium density fibreboard;
- waste concrete can be utilised as fill material for roads or in the manufacture of new concrete when arising at source subject to compliance with local and national requirements as outlined in relevant regulations. All C&D waste from the proposed development (excl. clean soil and stone) will be moved off site by an approved permitted contractor, unless otherwise agreed with Meath Co. Co.
- in addition, the technology for the segregation and recovery of stone, for example, is well established, readily accessible and there is a large reuse market for aggregates as fill for roads and other construction projects. Bitmac and Asphalt can also be recycled in roads projects.

Overall Management of C&D Waste on the Farm:

As this is a typical agricultural development, there are no waste streams with the potential for significant adverse environmental impact. The site owner, is experienced at carrying out similar development projects on this, or other farms, and will be responsible for the management of C & D waste from this farm. All external contractors to be used will be experienced with regard to pig farm developments.

RECEIVED: 16/01/2026

Demolition Plan:

This phase of the proposed development will involve the demolition of c. 19 No. Pig House and ancillary store/structures. It is important to emphasise the potential for certain procedures to contribute to a reduction in excessive material wastage on site. The demolition of the buildings will be carried out in the following way;

1. Emptying of all feed storage bins and implementation of rodent control programme on site. (Follow Bord Bia approved rodent control programme that was implemented on-site when the farm was operational).

2. Removal of any remaining organic fertiliser/soiled water from the storage tanks and allocation of same to customer farmers in accordance with S.I. 113 of 2022, as amended as per normal agricultural practice.

3. Disconnection of services (E.S.B., Water etc.)

4. Identification of any Hazardous wastes on site. This would include Asbestos and Fluorescent light tubes. ***An asbestos survey is to be completed in advance off demolition and this RWMP revised to take account of any findings (In keeping with Condition 12 (c) of the previously granted permission). Where required a separate Asbestos management plan will be put in place by an approved specialist. Where Asbestos is found to be present same is to be taken down, wrapped appropriately by trained personnel and moved off-site by an approved specialist contractor.***

5. Identification, removal and segregation of any re-usable and/or saleable equipment/fixtures/fittings.

6. Removal of any remaining fixtures and fittings (incl. electrical) and segregation into recyclable and/or disposal.

7. Removal of Building superstructure and separation into timber, steel, rubble and other (insulation etc.).

8. Proper removal of same off-site to authorised sites via appropriately registered and authorised contractors.

Note: Designated skips/storage areas to be provided for different waste streams.

RECEIVED: 16/01/2026

Site - Development Plan:

The proposed development is to be completed on a brown field area, in close proximity to the existing pig farm structures. This will involve excavating the site of the proposed developments to facilitate site leveling requirements and the construction of foundations. This will involve the excavation of a certain amount of clean soil and stone. This material will be used to level low-lying parts of the site.

Construction Plan:

Key Materials / Quantities: It is important to emphasise the potential for certain purchasing procedures to contribute to a reduction in excessive material wastage on site. Examples include:

- ordering materials on an "as needed" basis to prevent oversupply;
- purchasing coverings, panelling or other materials in shape, dimensions and form that minimises the creation of excessive scrap waste on site;
- ensuring correct storage and handling of construction materials to minimise generation of damaged materials/waste
- ensuring correct sequencing of operations.

Design Approach: The proposed development of a regular shaped building, similar, and in some cases identical construction methods to that previously completed on this site and/or other similar pig farms, will minimise the amount of waste material on the site. A significant amount of materials can be manufactured to the required size off site. In order to minimize wastage and other adverse impacts;

- where possible all concrete and aggregates will be ordered and supplied to exactly meet requirements.
- The proposed steel superstructure for the buildings will be made to order off site, and will only require erection on site, thus eliminating any waste.
- The roofing timbers can be ordered to size thus eliminating the need for cutting and wastage.
- All internal fixtures and fittings will be made to order off site and delivered to the site for installation.
- Any wastes that may arise on site will be appropriately stored, recycled where possible with any remaining wastes disposed of as previously outlined.

RECEIVED: 16/01/2026

Construction and Demolition Waste Types and projected disposal/recovery routes:

➢ Metal and Electrical	-	To be removed, segregated and stored for re-use on the farm or recycling – Wilton Waste and Recycling – **NWCPO-12-11001-07 & WFP-CN-20-0001-01**
➢ Fluorescent Tubes	-	Wilton Waste and Recycling subsequently sent to Enva Ireland Ltd. **WCP-DC-08-1116-01**, Clonminam Industrial Estate, Portlaoise, Co. Laois.
➢ Insulation/Timber	-	Excess to be removed by/to Wilton Waste and Recycling – **NWCPO-12-11001-07 & WFP-CN-20-0001-01**
➢ General Waste`	-	To be removed offsite by/to Wilton Waste and Recycling – **NWCPO-12-11001-07 & WFP-CN-20-0001-01**
➢ Soil/Stone/Rubble	-	To be used as infill material as part of proposed site works and /or in the construction of internal roadways.
➢ Asbestos`	-	To be removed offsite by (Contractor to be determined on completion of Asbestos Survey)

**** All waste materials to be transported by the applicant or appointed, authorised and permitted contractor to approved sites as detailed in the accompanying Waste Collection Permit.***

RECEIVED: 16/01/2026

Conclusion:

Due to the nature of the proposed development, i.e. agricultural, there are no areas of significant concern with regard to the proposed development. The volume of waste emanating from the proposed works will be minimized by optimizing the construction process and pre-fabricating a significant proportion of the house off-site. The operator is greatly experienced at overseeing similar developments on this, and other pig farms and will be in charge of the management of the construction waste management plan.

Appropriate records are to be maintained of all materials sent off site for recycling/disposal.

Signed: Paraic Fay BAgrSc

Signed:

Date: **20/06/2025**

RECEIVED: 16/01/2026

Attachment No. 1 Waste Record Sheet

APPENDIX D RESOURCE AND WASTE INVENTORY TEMPLATE

LoW Code	Description	Volume Generated (tonnes)	Prevention (tonnes) (non-waste)	Reused (tonnes) (non-waste)	Recycled (tonnes) (waste)	Recovered[11] (tonnes) (waste)	Disposed (tonnes) (waste)	Unit Cost Rate (€/tonne)	Total Cost (€)
17 01 01	Concrete								
17 01 02	Bricks								
17 01 03	Tiles and Ceramics								
17 02 01	Wood								
17 02 02	Glass								
17 02 03	Plastic								
17 03 02	Bituminous Mixtures								
17 04 01	Copper, Bronze, Brass								
17 04 02	Aluminium								
17 04 03	Lead								
17 04 04	Zinc								
17 04 05	Iron and Steel								
17 04 06	Tin								
17 04 07	Mixed Metals								
17 04 11	Cables								
17 05 04	Soil and Stone								
17 06 04	Insulation Material								

11 Recovered here includes energy recovery, backfilling and other recovery.

RECEIVED: 16/01/2026

LoW Code	Description	Volume Generated (tonnes)	Prevention (tonnes) (non-waste)	Reused (tonnes) (non-waste)	Recycled (tonnes) (waste)	Recovered[11] (tonnes) (waste)	Disposed (tonnes) (waste)	Unit Cost Rate (€/tonne)	Total Cost (€)
17 08 02	Gypsum								
17 09 04	Mixed C&D Waste								
17 01 06*	Mixtures of, or separate fractions of concrete, bricks, tiles and ceramics containing hazardous substances								
17 02 04*	Glass, plastic and wood containing or contaminated with hazardous substances								
17 03 01*	Bituminous mixtures containing coal tar								
17 04 09*	Metal waste contaminated with hazardous substances								
17 05 03*	Soil and stones containing hazardous substances								
17 06 05*	Construction materials containing asbestos								
	Other resources (non-waste materials) (specify as needed)								
	Other wastes (specify as needed)								

RECEIVED: 16/01/2026

RECEIVED: 16/01/2026

Appendix No. 15

Site Characterisation Report

HYDROCARE
ENVIRONMENTAL LTD

Environmental Consultants
Unit 8 Duleek Court,
Duleek, Co. Meath

Tel: 0419842378 Mob: 0877905155 Email: info@hydrocare.ie

RECEIVED: 26/01/2026

dalJob Ref: 25-331

04/12/2025

Planning Department
Meath County Council,
Buvinda House,
Dublin Road,
Navan,
Co. Meath

Re: Further Information Request Planning Ref: 25/60646

Applicant: Bogue Pigs Unlimited Company

Site Address: Ballinrink, Oldcastle, Co. Meath

To whom it may concern,
Hydrocare Environmental Ltd have been retained by the applicant to deal with Item Number 5 of the Further Information Request.

Item No 5: Percolation tests were carried out at the above site location per EPA Code of Practice 2021. The wastewater treatment system has been designed based on a maximum of 4 staff - see calculations below and Site Characterisation Report (SCR) attached.

Wastewater Treatment Plant Loadings:
The loadings to this development are calculated as follows as per the EPA Manual for Wastewater Treatment Manual for Small Communities Businesses, Leisure Centres and Hotels, 1999:

STAFF LOADINGS
Loadings for 4 staff per day:
4 staff x 60 litres/day = 240 litres/day
4 staff x 30g BOD5/day= 120g BOD5/day.
1 P.E = 60gBOD/day. 120/60 = 2
PE = 2

Yours sincerely,

Daniel Nolan, BA BAI, Msc Environmental Engineering, FETAC Site Assessor, MIEI

Tel / Fax: (041) 9842378
Mobile : (087) 7905155
Vat. No. 3349164IH

E-Mail: info@hydrocare.ie
Website: www.hydrocare.ie

SITE CHARACTERISATION REPORT

RECEIVED: 16/01/2026

PER

EPA Code of practice: Wastewater Treatment Systems for Single Houses (2021)

Applicant: Bogue Pigs Unlimited Company

Site Location: Ballinrink, Oldcastle, Co.Meath

Date of Report: 26th November 2025

Prepared by:

HYDROCARE

ENVIRONMENTAL LTD

RECEIVED: 16/01/2026

Appendix A: SITE CHARACTERISATION FORM

RECEIVED: 16/01/2026

File Reference: 25-331

1.0 GENERAL DETAILS (From planning application)

Prefix: | First Name: Bogue Pigs Unlimited Comp | Surname:

Address: Agent: CLW Environmental Planners, The Mews, Farnham St, Cavan.

Site Location and Townland: Ballinrink, Oldcastle, Co.Meath

Number of Bedrooms: | Maximum Number of Residents: 0

Comments on population equivalent: PE= 2 . See cover letter for calculations.

Proposed Water Supply:
Mains [ ] Private Well/Borehole [✓] Group Well/Borehole [ ]

2.0 GENERAL DETAILS (From planning application)

Soil Type, (Specify Type): Grey brown podzolics/earths, basic

Subsoil, (Specify Type): Till derived chiefly from limestone

Bedrock Type: Dinantian Pure Bedded Limestones

Aquifer Category: | Regionally Important: Rk | Locally Important: | Poor:

Vulnerability: Extreme [ ] High [✓] Moderate [ ] Low [ ]

Groundwater Body: | Status:

Name of Public/Group Scheme Water Supply within 1km:

Source Protection Area: ZOC [ ] SI [ ] SO [ ] Groundwater Protection Response: R2.1

Presence of Significant Sites (Archaeological, Natural & Historical): None evident on site or in immediate vicinity

Past experience in the area: Ground conditions usually favour secondary wastewater treatment

Comments:

(Integrate the information above in order to comment on: the potential suitability of the site, potential targets at risk, and/or any potential site restrictions.

Potential suitability of site	Good
Potential targets at risk	Groundwater, Existing Well
Potential site restrictions	None evident from desk study

Note: Only information available at the desk study stage should be used in this.

RECEIVED: 16/01/2026

3.0 ON-SITE ASSESSMENT

3.1 Visual Assessment

Landscape Position: Set within gently sloped pasture field

Slope: Steep (>1:5) ☐ Shallow (1:5-1:20) ☑ Relatively Flat (<1:20) ☐

Slope Comment

Surface Features within a minimum of 250m (Distance To Features Should Be Noted In Metres)

Houses:

Refer to layout for location of nearby dwelling houses

Existing Land Use:

Pasture field

Vegetation Indicators:

No indicators of poor percolation

Groundwater Flow Direction: North Easterly

Ground Condition:

Firm underfoot at time of testing

Site Boundaries:

Hedging & fencing

3.0 ON-SITE ASSESSMENT

RECEIVED: 16/01/2026

3.1 Visual Assessment (contd.)

Roads:

Public Road is >30m of area tested

Outcrops (Bedrock And/Or Subsoil):

None on-site or within 200m of area tested

Surface Water Ponding:

None within 200m of tests

Lakes:

None within 200m of tests

Beaches/Shellfish Areas:

None within 200m of tests

Wetlands:

None within 200m of tests

Karst Features:

None on-site or within 200m of area tested

Watercourses/Streams:*

None within 100m of area tested

*Note and record water level

RECEIVED: 16/01/2026

3.0 ON-SITE ASSESSMENT

3.1 Visual Assessment (contd.)

Drainage Ditches:*

None within 100m of area tested

Springs:*

none within 100m of area tested

Wells:*

Existing bored well to NW ca. 150m from area tested

Comments:

(Integrate the information above in order to comment on: the potential suitability of the site, potential targets at risk, the suitability of the site to treat the wastewater and the location of the proposed system within the site).

Potential Suitability of the site:	Good, potentially suitable for a conventional septic tank & percolation area per EPA Code of Practice 2021
Potential targets at risk	Groundwater will require protection per R2.1 protection response
Suitability of site to treat wastewater	Good, potentially suitable for a conventional septic tank & percolation area per EPA Code of Practice 2021
Location of proposed system	Strictly as per layout attached

***Note and record** water level

RECEIVED: 16/01/2026

3.2 Trial Hole (should be a minimum of 2.1m deep (3m for regionally important aquifers))

To avoid any accidental damage, a trial hole assessment or percolation tests should not be undertaken in areas which are at or adjacent to significant sites, (e.g. NHAs, SACs, SPAs, and/or Archaeological etc.), without prior advice from National Parks and Wildlife Service or the Heritage Service.

Depth of trial hole (m): 2.1

Depth from ground surface to bedrock (m) (if present): N/A

Depth from ground surface to water table (m) (if present): N/A

Depth of water ingress:

Rock type (if present):

Date and time of excavation: 27/09/2025 14:00

Date and time of examination: 30/09/2025 08:30

Depth of Surface and Subsurface Percolation Tests	Soil/Subsoil Texture & Classification**	Plasticity and dilatancy***	Soil Structure	Density/ Compactness	Colour****	Preferential flowpaths
0.1m	SILT/CLAY with	Threads 4,5,5	crumb	soft to firm	brown	rootlets only
0.2m	humus	Ribbons 95mm		uncompacted		
0.3m	freq. pebbles	Dilatant				
0.4m P1,2,3	----------	----------	----------	----------	----------	----------
0.5m	SILT/CLAY	Threads 5,5,5	crumb & blocky	soft to firm	brown	none
0.6m	occ. pebbles	Ribbons 110mm		uncompacted		
0.7m	& cobbles	Dilatant				
0.8m T1,2,3						
0.9m						
1.0m	----------	----------	----------	----------	----------	----------
1.1m	gravelly SILT/CLAY	Threads 4,5,4	crumb	firm	brown	none
1.2m	freq. pebbles	Ribbons 95mm				
1.3m	& cobbles	Dilatant				
1.4m	& num. boulders					
1.5m						
1.6m						
1.7m						
1.8m						
1.9m						
2.0m						
2.1m	END----------	----------	----------	----------	----------	----------END
2.2m						
2.3m						
2.4m						
2.5m						
2.6m						
2.7m						
2.8m						
2.9m						
3.0m						
3.1m						
3.2m						
3.3m						
3.4m						
3.5m						

Likely Subsurface Percolation Value: 22

Likely Surface Percolation Value: 22

Note: *Depth of percolation test holes should be indicated on log above. (Enter Surface or Subsurface at depths as appropriate

**See Appendix E for BS 5930 classification.

***3 samples to be tested for each horizon and results should be entered above for each horizon

****All signs of mottling should be recorded

3.2 Trial Hole (contd.) Evaluation:

RECEIVED: 16/01/2026

The trial hole displays dry and free draining soil with good soil profiles. There are frequent boulders which increase with depth. Good percolation test results are expected.

3.3(a) Subsurface Percolation Test for Subsoil

Step 1: Test Hole Preparation

Percolation Test Hole	1	2	3
Depth from ground surface to top of hole (mm) (A)	400	400	400
Depth from ground surface to base of hole (mm) (B)	800	800	800
Depth of hole (mm) [B-A]	400	400	400
Dimensions of hole [length x breadth (mm)]	300 x 300	300 x 300	300 x 300

Step 2: Pre-Soaking Test Holes

Pre-soak start	Date	29/09/2025	29/09/2025	29/09/2025
	Time	09:33	09:36	09:38
2nd pre-soak start	Date	29/09/2025	29/09/2025	29/09/2025
	Time	19:09	19:12	19:14

Each hole should be pre-soaked twice before the test is carried out.

Step 3: Measuring T_{100}

Percolation Test Hole No.	1	2	3
Date of test	30/09/2025	30/09/2025	30/09/2025
Time filled to 400 mm	08:50	08:52	08:55
Time water level at 300 mm	09:30	09:48	09:51
Time (min.) to drop 100 mm (T_{100})	40.00	56.00	56.00
Average T_{100}			50.67

If T_{100} > 480 minutes then Subsurface Percolation value >120- site unsuitable for discharge to ground
If $T_{100} \leq 210$ minutes then go to Step 4;
If T_{100} > 210 minutes then go to Step 5;

RECEIVED: 16/01/2026

Step 4: Standard Method (where $T_{100} \leq 210$ minutes)

Percolation Test Hole	1			2			3		
Fill no.	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δt (min)	Start Time (at 300 mm)	Finish Time at 200 mm)	Δt (min)	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δt (min)
1	09:30	10:22	52.00	09:48	11:04	76.00	09:51	11:15	84.00
2	10:22	11:26	64.00	11:04	12:48	104.00	11:15	13:19	124.00
3	11:26	12:38	72.00	12:48	14:48	120.00	13:19	15:39	140.00
Average Δ t Value			62.67			100.00			116.00
	Average Δ t/4 = [Hole No.1]		15.67 (t_1)	Average Δ t/4 = [Hole No.2]		25.00 (t_2)	Average Δ t/4 = [Hole No.3]		29.00 (t_3)

Result of Test: Subsurface Percolation Value = 23.22 (min/25 mm)

Comments:

Adequate subsoil percolation, well suited for underlying a polishing filter as per EPA COP 2021.

Step 5: Modified Method (where $T_{100} > 210$ minutes)

Percolation Test Hole No. 1

Fall of water in hole (mm)	Time Factor = T_f	Start Time hh:mm	Finish Time hh:mm	Time of fall (mins) = T_m	Kfs = T_f / T_m	T - Value = 4.45 / K_{fs}
300 - 250						
250 - 200						
200 - 150						
150 - 100						
Average	T - Value		T - Value Hole 1 = (T_1)			

Percolation Test Hole No. 2

Fall of water in hole (mm)	Time Factor = T_f	Start Time hh:mm	Finish Time hh:mm	Time of fall (mins) = T_m	Kfs = T_f / T_m	T - Value = 4.45 / K_{fs}
300 - 250						
250 - 200						
200 - 150						
150 - 100						
Average	T - Value		T - Value Hole 2 = (T_2)			

Percolation Test Hole No. 3

Fall of water in hole (mm)	Time Factor = T_f	Start Time hh:mm	Finish Time hh:mm	Time of fall (mins) = T_m	Kfs = T_f / T_m	T - Value = 4.45 / K_{fs}
300 - 250						
250 - 200						
200 - 150						
150 - 100						
Average	T - Value		T - Value Hole 3 = (T_2)			

Result of Test: Subsurface Percolation Value = (min/25 mm)

Comments:

RECEIVED: 16/01/2026

3.3(b) Surface Percolation Test for Soil

Step 1: Test Hole Preparation

Percolation Test Hole	1	2	3
Depth from ground surface to top of hole (mm)	0	0	0
Depth from ground surface to base of hole (mm)	400	400	400
Depth of hole (mm)	400	400	400
Dimensions of hole [length x breadth (mm)]	300 x 300	300 x 300	300 x 300

Step 2: Pre-Soaking Test Holes

		1	2	3
Pre-soak start	Date	29/09/2025	29/09/2025	29/09/2025
	Time	09:38	09:41	09:43
2nd pre-soak start	Date	29/09/2025	29/09/2025	29/09/2025
	Time	19:14	19:17	19:19

Each hole should be pre-soaked twice before the test is carried out.

Step 3: Measuring T_{100}

Percolation Test Hole No.	1	2	3
Date of test	30/09/2025	30/09/2025	30/09/2025
Time filled to 400 mm	08:55	08:57	09:00
Time water level at 300 mm	10:19	09:57	10:04
Time to drop 100 mm (T_{100})	84.00	60.00	64.00
Average T_{100}			69.33

If T_{100} > 480 minutes then Subsurface Perlocation value >90 - site unsuitable for discharge to ground
If $T_{100} \leq$ 210 minutes then go to Step 4;
If T_{100} > 210 minutes then go to Step 5;

RECEIVED: 16/01/2026

Step 4: Standard Method (where $T_{100} \leq 210$ minutes)

Percolation Test Hole	1			2			3		
Fill no.	Start Time (at 300 mm)	Finish Time (at 200 mm)	ΔT (min)	Start Time (at 300 mm)	Finish Time at 200 mm)	ΔT (min)	Start Time (at 300 mm)	Finish Time (at 200 mm)	ΔT (min)
1	10:19	12:03	104.00	09:57	11:17	80.00	10:04	11:40	96.00
2	12:03	14:15	132.00	11:17	12:57	100.00	11:40	13:44	124.00
3	14:15	16:55	160.00	12:57	14:53	116.00	13:44	15:56	132.00
Average ΔT Value			132.00			98.67			117.33
	Average ΔT/4 = [Hole No.1]		33.00 (T_1)	Average ΔT/4 = [Hole No.2]		24.67 (T_2)	Average ΔT/4 = [Hole No.3]		29.33 (T_3)

Result of Test: Surface Percolation Value = 29.00 (min/25 mm)

Comments:

Adequate topsoil percolation, well suited for use as a polishing filter as per EPA COP 2021.

Step 5: Modified Method (where $T_{100} > 210$ minutes)

Percolation Test Hole No.	1					
Fall of water in hole (mm)	Time Factor = T_f	Start Time hh:mm	Finish Time hh:mm	Time of fall (mins) = T_m	Kfs = T_f / T_m	T - Value = 4.45 / K_{fs}
300 - 250						
250 - 200						
200 - 150						
150 - 100						
Average	T - Value		T - Value Hole 1 = (T_1)			

Percolation Test Hole No.	2					
Fall of water in hole (mm)	Time Factor = T_f	Start Time hh:mm	Finish Time hh:mm	Time of fall (mins) = T_m	Kfs = T_f / T_m	T - Value = 4.45 / K_{fs}
300 - 250						
250 - 200						
200 - 150						
150 - 100						
Average	T - Value		T - Value Hole 2 = (T_2)			

Result of Test: Surface Percolation Value = (min/25 mm)

Percolation Test Hole No.	3					
Fall of water in hole (mm)	Time Factor = T_f	Start Time hh:mm	Finish Time hh:mm	Time of fall (mins) = T_m	Kfs = T_f / T_m	T - Value = 4.45 / K_{fs}
300 - 250						
250 - 200						
200 - 150						
150 - 100						
Average	T - Value		T - Value Hole 3 = (T_2)			

Comments:

RECEIVED: 16/01/2026

4.0 CONCLUSION of SITE CHARACTERISATION

Integrate the information from the desk study and on-site assessment (i.e. visual assessment, trial hole and percolation tests) above and conclude the type of system(s) that is (are) appropriate. This information is also used to choose the optimum final disposal route of the treated wastewater.

Slope of proposed infiltration / treatment area:	0
Are all minimum separation distances met?	✓
Depth of unsaturated soil and/or subsoil beneath invert of gravel (or drip tubing in the case of drip dispersal system)	0.9

Percolation test result: Surface: 29.00 Sub-surface: 23.22

Not Suitable for Development [ ] **Suitable for Development** [✓]

Identify all suitable options

1. Septic tank system (septic tank and percolation area) **(Chapter 7)**	Yes
2. Secondary Treatment System **(Chapters 8 and 9)** and soil polishing filter **(Section 10.1)**	Yes
3. Tertiary Treatment System and Infiltration / treatment area **(Section 10.2)**	Yes

Discharge Route [1]

Groundwater

5.0 SELECTED DWWTS

Propose to install: Septic tank system (septic tank and percolation area)

and discharge to: Ground Water

Invert level of the trench/bed gravel or drip tubing (m) -0.85

Site Specific Conditions (e.g. special works, site improvement works testing etc.

An O'Reilly Oakstown conventional septic tank Designed, Installed, Commissioned, Certified & Maintained by O'Reilly Oakstown Ltd, Oakstown, Trim, Co.Meath per their EN12566 Cert & per EPA Code of Practice, 2021. All works connected with this installation to be supervised and certified to relevant standards taking into account EPA COP 2021

The percolation area shall consist of 3 x 18m long trenches per EPA Code of Practice, 2021.

Refer to layout and section drawings appended herewith.

[1] A discharge of sewage effluent to "waters" (definition includes any or any part of any river, stream, lake, canal, reservoir, aquifer, pond, watercourse or other inland waters, whether natural or artificial) will require a licence under the Water Pollution Acts 1977-90. Refer to Section 2.4.

RECEIVED: 16/01/2026

6.0 TREATMENT SYSTEM DETAILS

SYSTEM TYPE: Septic Tank Systems (Chapter 7)

Tank Capacity (m^3)	2.9	Percolation Area		Mounded Percolation Area	
		No. of Trenches	3	No. of Trenches	
		Length of Trenches (m)	18	Length of Trenches (m)	
		Invert Level (m)	-0.85	Invert Level (m)	

SYSTEM TYPE: Secondary Treatment System (Chapters 8 and 9) and polishing filter (Section 10.1)

Secondary Treatment Systems receiving septic tank effluent (Chapter 8)

Media Type	Area (m^2)*	Depth of Filter	Invert Level
Sand/Soil			
Soil			
Constructed Wetland			
Other			

Packaged Secondary Treatment Systems receiving raw wastewater (Chapter 9)

Type

Capacity PE

Sizing of Primary Compartment

m^3

Polishing Filter*: (Section 10.1)

Surface Area (m^2)*

Option 1 - Direct Discharge
Surface area (m^2)

Option 2 - Pumped Discharge
Surface area (m^2)

Option 3 - Gravity Discharge
Trench length (m)

Option 4 - Low Pressure
Pipe Distribution
Trench length (m)

Option 5 - Drip Dispersal
Surface area (m^2)

SYSTEM TYPE: Tertiary Treatment System and infiltration / treatment area (Section 10.2)

Identify purpose of tertiary treatment	Provide performance information demonstrating system will provide required treatment levels	Provide design information

DISCHARGE ROUTE:

Groundwater	✓	Hydraulic Loading Rate * ($l/m^2.d$)		Surface area (m^2)	
Surface Water **		Discharge Rate (m^3/hr)			

* Hydraulic loading rate is determined by the percolation rate of subsoil

** Water Pollution Act discharge licence required

RECEIVED: 16/01/2026

6.0 TREATMENT SYSTEM DETAILS

QUALITY ASSURANCE:

Installation & Commissioning

The installation of the septic tank & percolation area shall be constructed, under supervision, strictly in accordance with EPA COP 2021. All works to be certified by a suitable qualified person.
O'Reilly Oakstown, Oakstown, Trim, Co. Meath. 0469431389

On-going Maintenance

The polishing filter/percolation area should be regularly inspected by a competent person. Regular desludging necessary.
O'Reilly Oakstown, Oakstown, Trim, Co. Meath. 0469431389

7.0 SITE ASSESSOR DETAILS

Company: Hydrocare Environmental Ltd

Prefix: Mr First Name: Daniel Surname: Nolan

Address: Unit 8, Duleek Court, Duleek, Co. Meath

Qualifications/Experience: BA BAI Civil/Env Engineering, Masters in Env. Engineering, Fetac qualified site assessor, MIEI

Date of Report: 26th November 2025

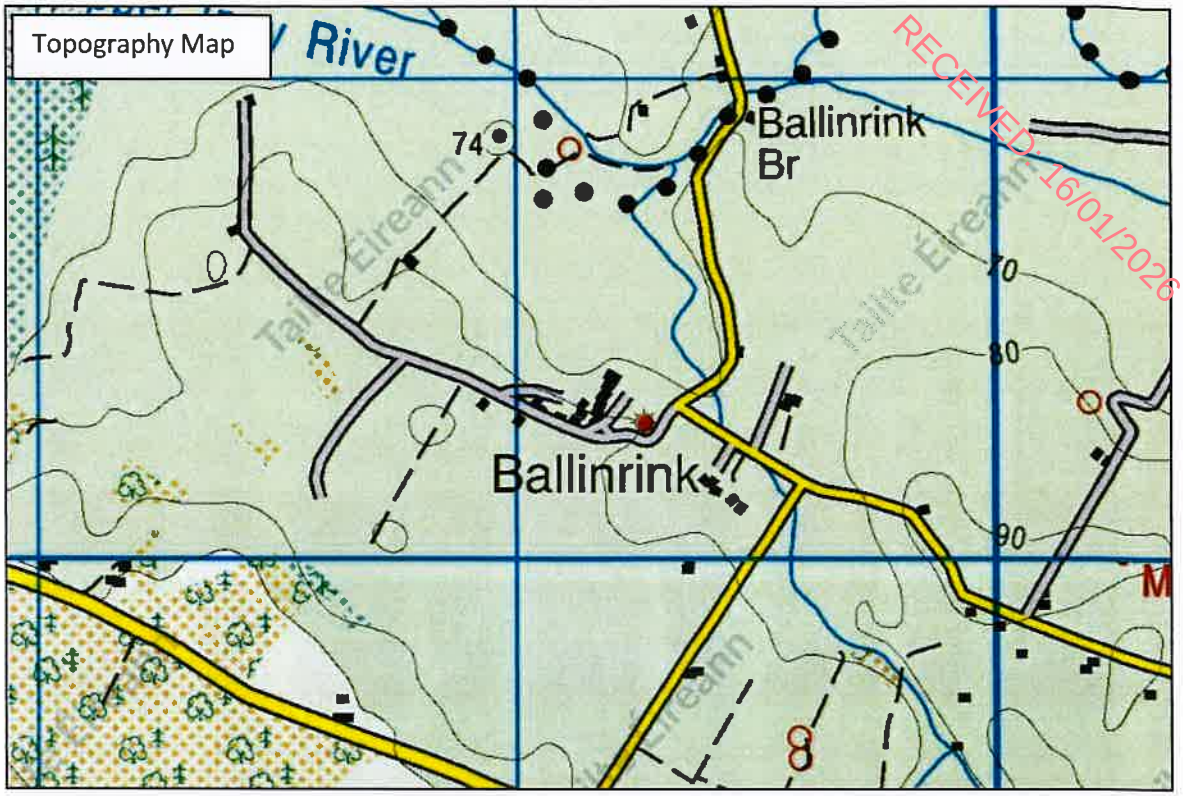
Phone: 0419842378 / 0877905155 E-mail info@hydrocare.ie

Indemnity Insurance Number: PI24G842459

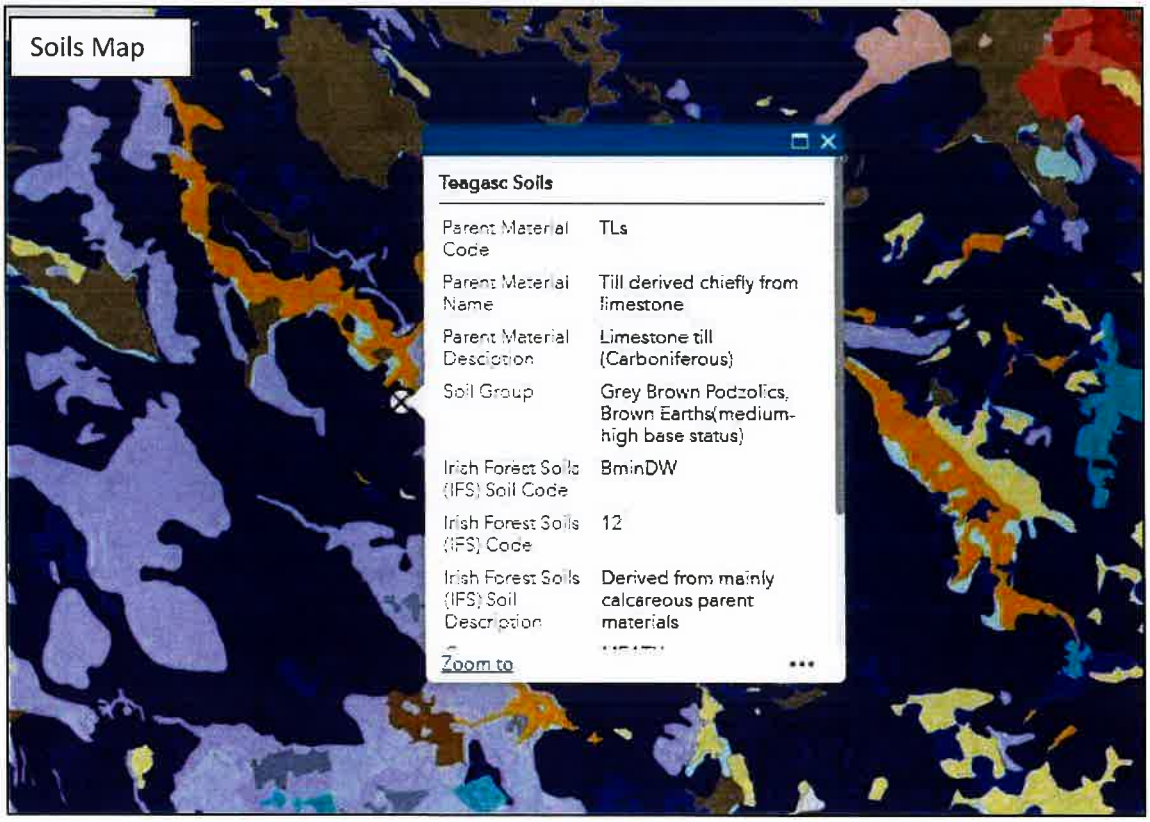
Signature: _____

RECEIVED: 16/01/2026

Topography Map

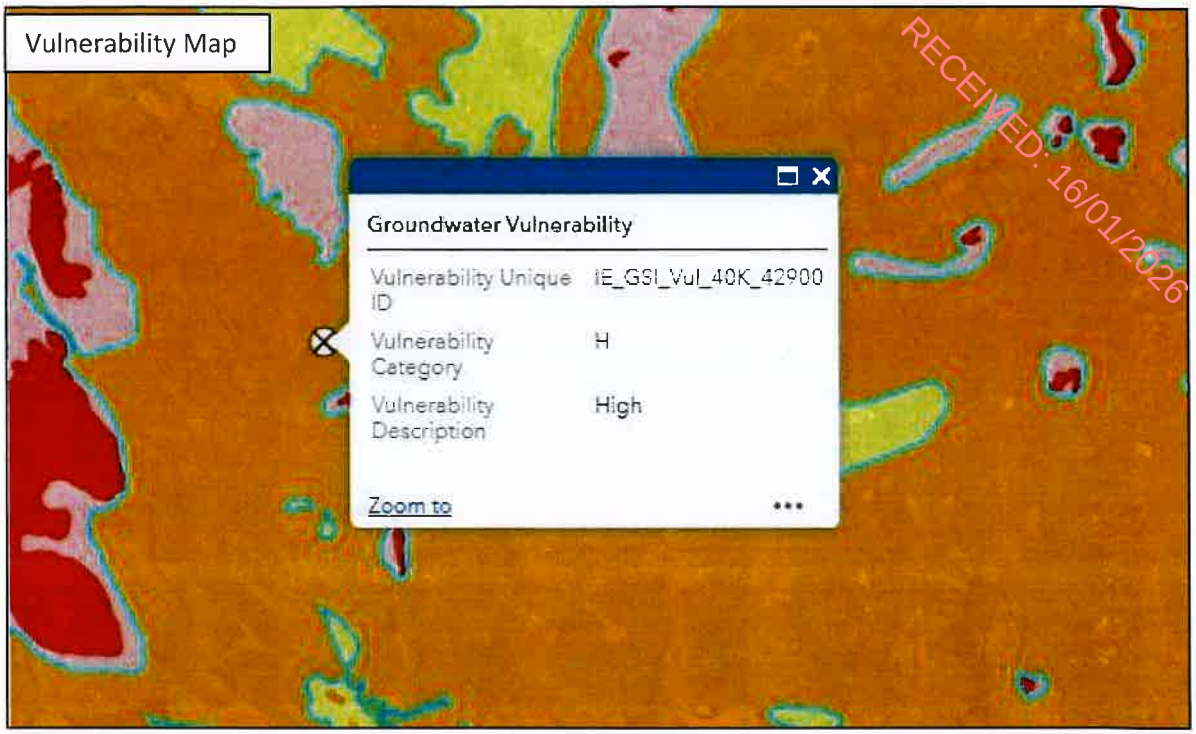


Soils Map

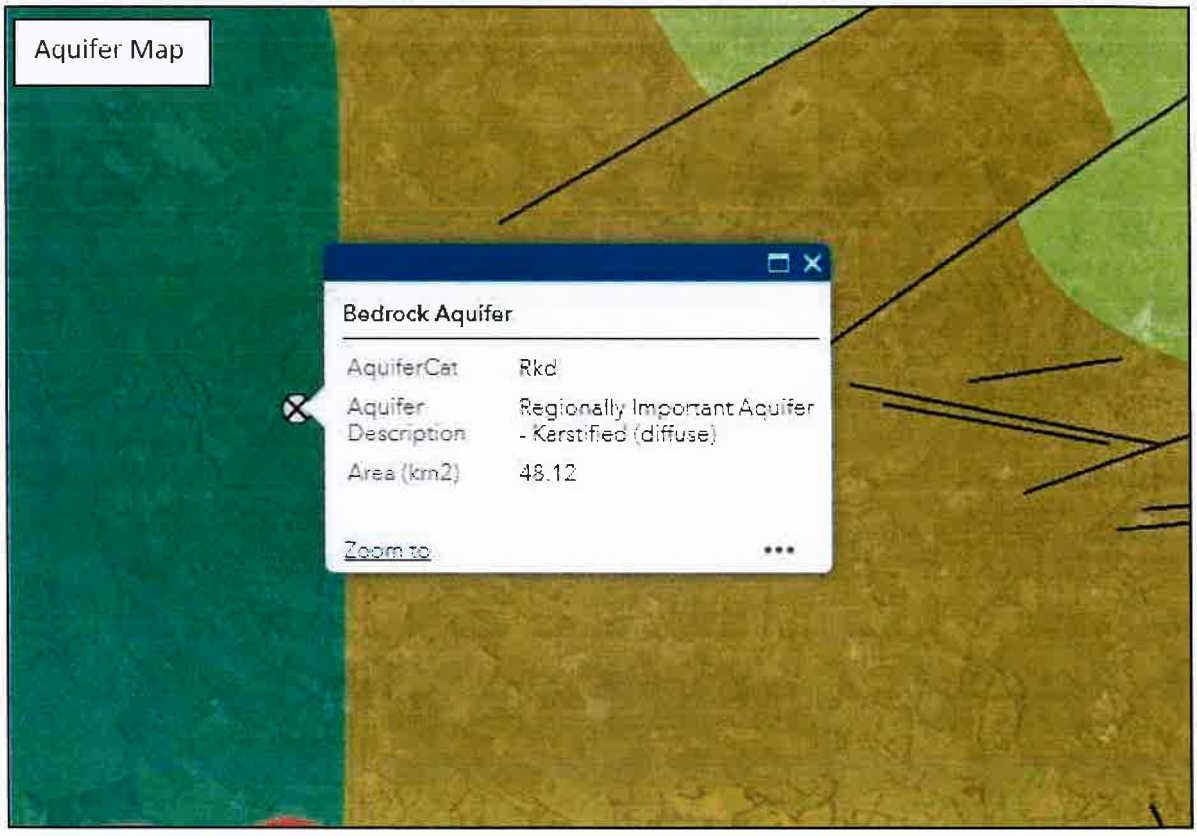


RECEIVED: 16/01/2026

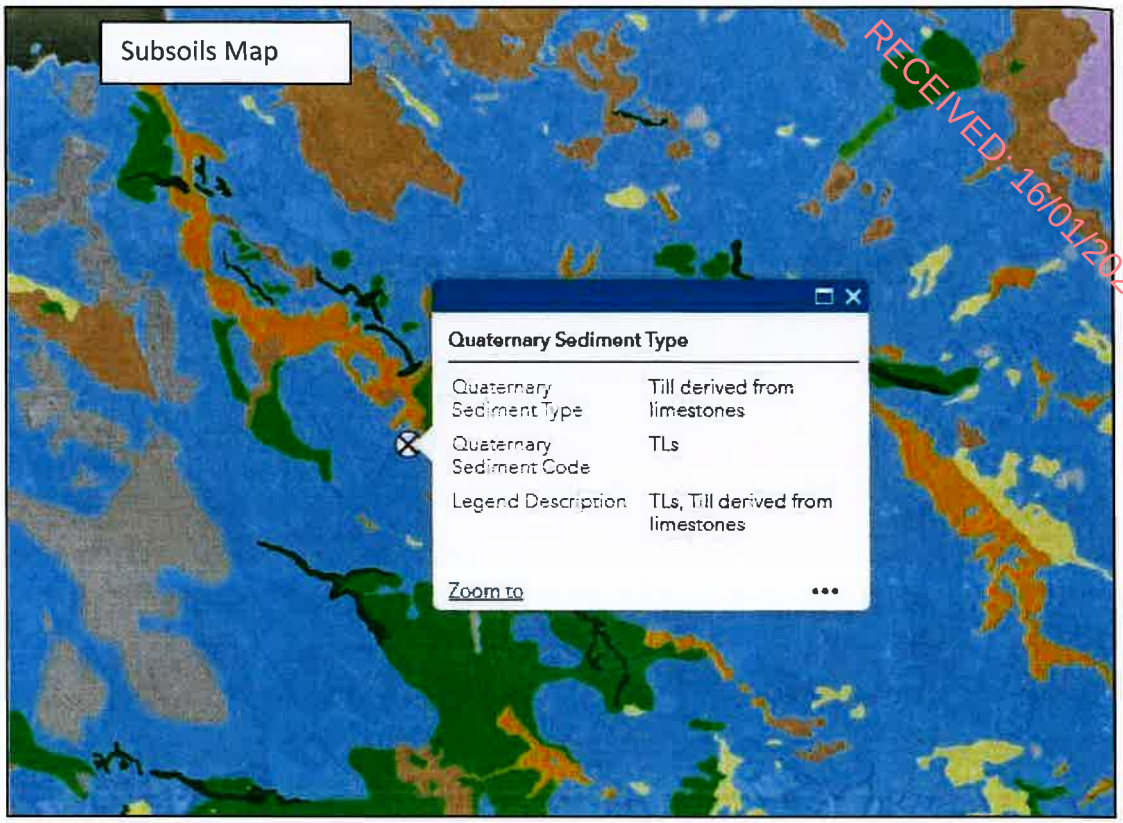
Vulnerability Map

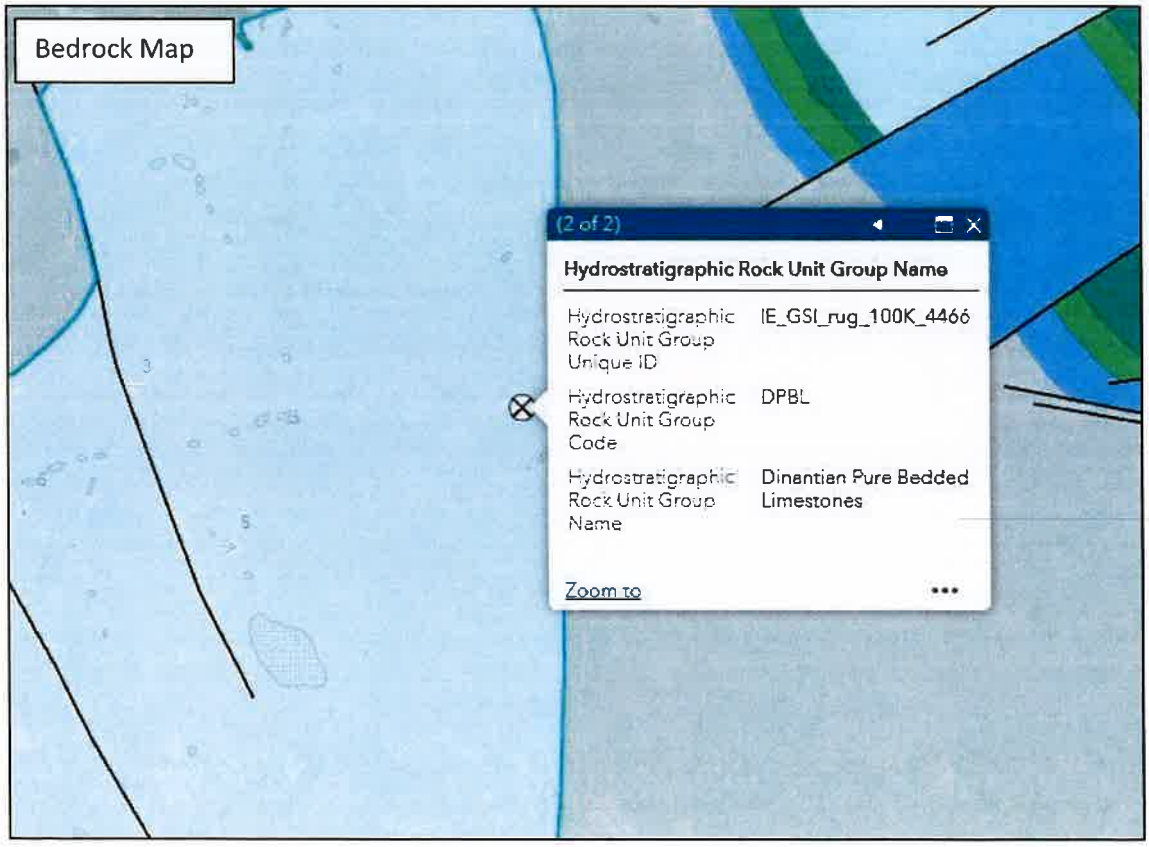


Aquifer Map



RECEIVED: 16/01/2026





RECEIVED: 16/01/2026

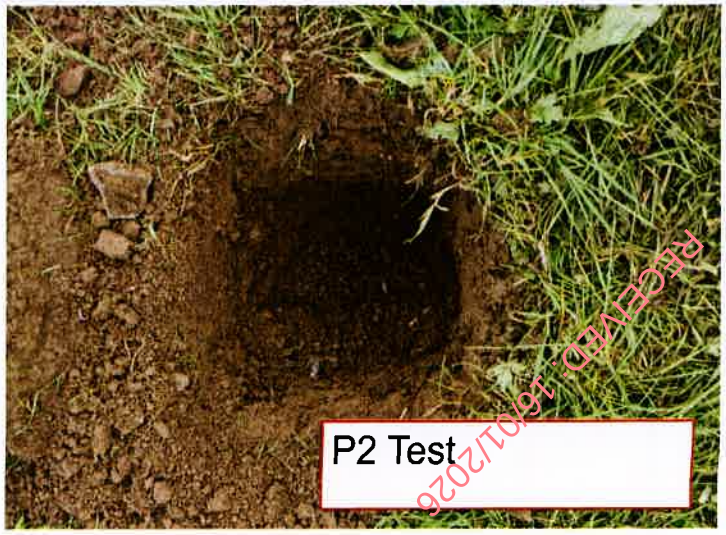
Client: Boque Pigs Unlimited Company
Location: Ballinrink, Oldcastle, Co.Meath


Spoil heap


Overview

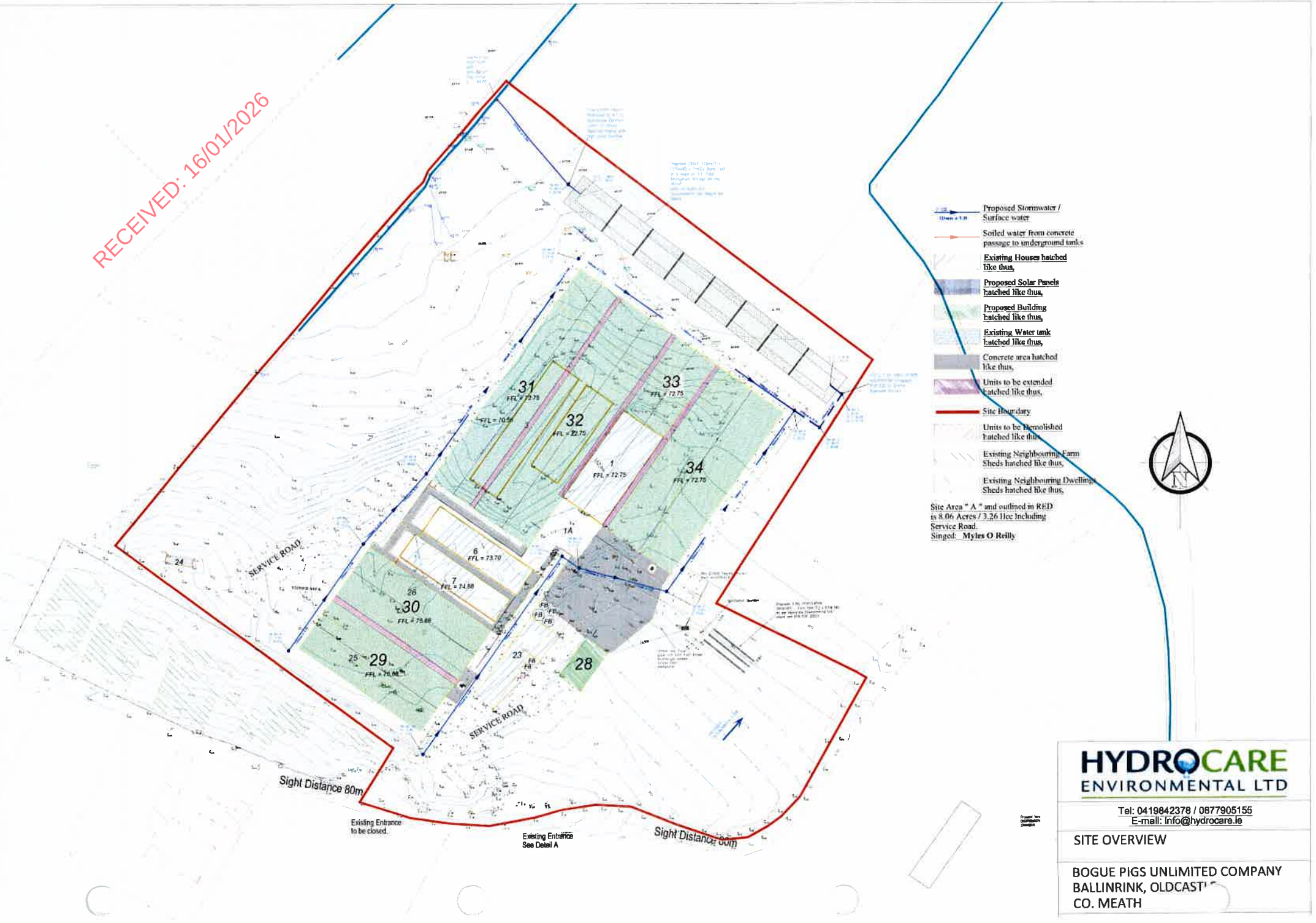

Trial hole


T2 Test


P2 Test

RECEIVED: 16/01/2026

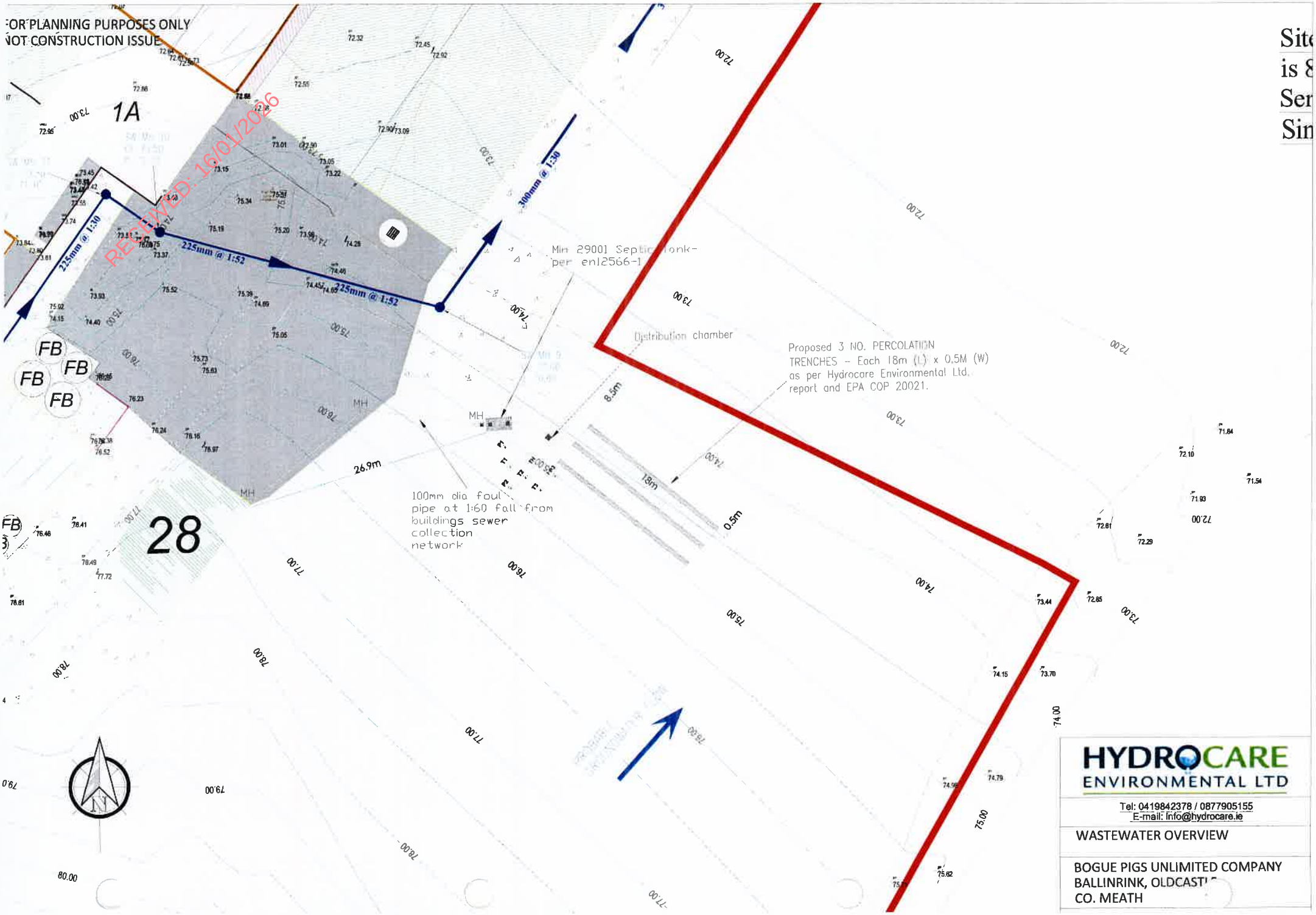
RECEIVED: 16/01/2026

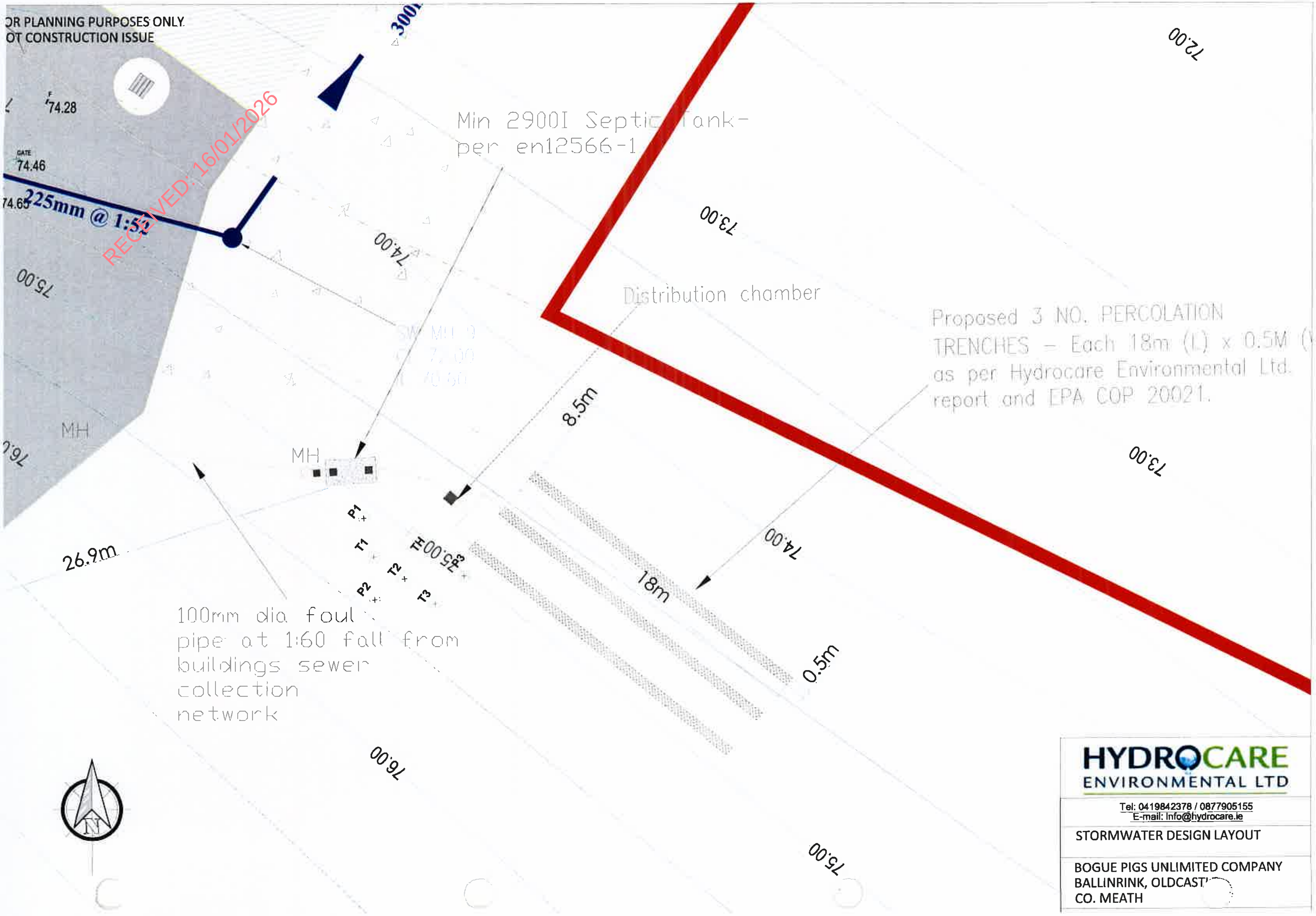


HYDROCARE
ENVIRONMENTAL LTD
Tel: 0419842378 / 0877905155
E-mail: info@hydrocare.ie

SITE OVERVIEW

BOGUE PIGS UNLIMITED COMPANY
BALLINRINK, OLDCASTLE
CO. MEATH


FOR PLANNING PURPOSES ONLY
NOT CONSTRUCTION ISSUE
RECEIVED: 16/01/2026
1A
28
225mm @ 1:30
225mm @ 1:52
225mm @ 1:52
300mm @ 1:30
Min 2900l Septic tank- per en12566-1
Distribution chamber
Proposed 3 NO. PERCOLATION TRENCHES - Each 18m (L) x 0.5M (W) as per Hydrocare Environmental Ltd. report and EPA COP 20021.
8.5m
18m
0.5m
26.9m
100mm dia foul pipe at 1:60 fall from buildings sewer collection network
MH
FB
HYDROCARE ENVIRONMENTAL LTD
Tel: 0419842378 / 0877905155
E-mail: info@hydrocare.ie
WASTEWATER OVERVIEW
BOGUE PIGS UNLIMITED COMPANY
BALLINRINK, OLDCASTL
CO. MEATH



RECEIVED: 16/01/2026

HYDROCARE ENVIRONMENTAL LTD

Tel: 0419842378 / 0877905155
E-mail: info@hydrocare.ie

STORMWATER DESIGN LAYOUT

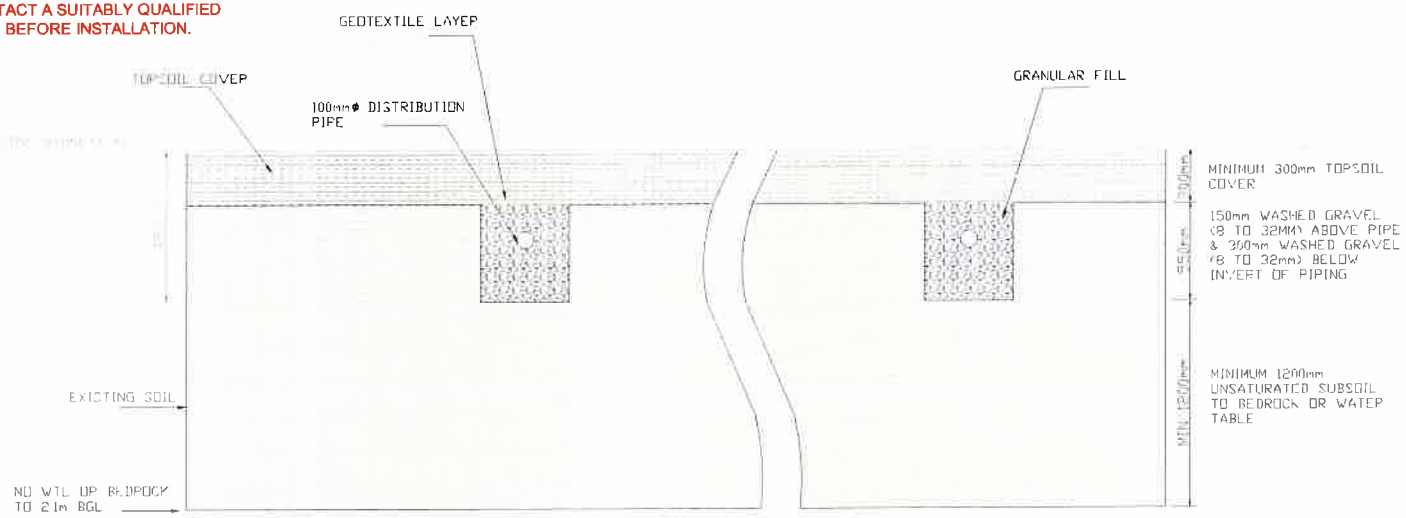
BOGUE PIGS UNLIMITED COMPANY
BALLINRINK, OLDCAST
CO. MEATH

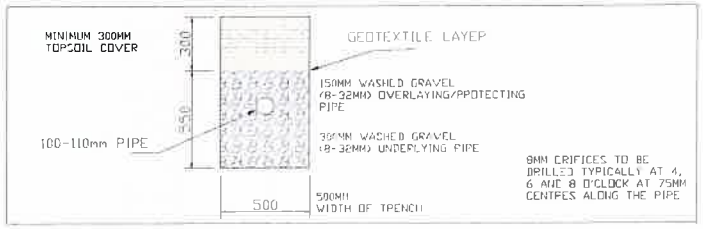
FOR PLANNING PURPOSES ONLY
NOT CONSTRUCTION ISSUE

RECEIVED: 16/01/2026

**NOTE: DEPTH OF DIG IS RELATIVE TO HIGHEST GROUND LEVEL AT PERCOLATION AREA LOCATION. ON SLOPED SITES, TRENCHES CAN BE STEPPED. ENSURE TRENCHES ARE EACH CONNECTED TO DISTRIBUTION BOX ONLY AND NOT TO EACH OTHER. IT IS ADVISED TO CONTACT A SUITABLY QUALIFIED PERSON BEFORE INSTALLATION.

PERCOLATION AREA - CROSS SECTION





HYDROCARE ENVIRONMENTAL LTD
Tel: 0419842378 / 0877905155
E-mail: info@hydrocare.ie

POLISHING FILTER SECTION

BOGUE PIGS UNLIMITED COMPANY
BALLINRINK, OLDCASTLE
CO. MEATH

RECEIVED: 16/01/2026

Appendix No. 16

European Communities (Welfare of Farmed Animals) Regulations 2010 – S.I. 311 of 2010

RECEIVED: 16/01/2026

STATUTORY INSTRUMENTS.

S.I. No. 311 of 2010

EUROPEAN COMMUNITIES (WELFARE OF FARMED ANIMALS) REGULATIONS 2010

(Prn. A10/0932)

RECEIVED: 16/01/2026

S.I. No. 311 of 2010

EUROPEAN COMMUNITIES (WELFARE OF FARMED ANIMALS) REGULATIONS 2010

ARRANGEMENT OF REGULATIONS

RECEIVED: 16/01/2026

Part 5

WELFARE OF CALVES AND PIGS

Part 6

SLAUGHTER OF ANIMALS

Part 7

AUTHORISED OFFICERS

Part 8

WELFARE NOTICE AND EMERGENCY MEASURES

RECEIVED: 16/01/2026

RECEIVED: 16/01/2026

S.I. No. 311 of 2010

EUROPEAN COMMUNITIES (WELFARE OF FARMED ANIMALS) REGULATIONS 2010

I, BRENDAN SMITH, Minister for Agriculture, Fisheries and Food, in exercise of the powers conferred on me by section 3 of the European Communities Act 1972 (No. 27 of 1972) and for the purpose of giving effect to Council Directive No. 93/119/EEC of 22 December 1993[1], Council Directive 98/58/EC of 20 July 1998[2], Council Directive No. 1999/74/EC of 19 July 1999[3] and Commission Directive 2002/4/EC of 30 January 2002[4], Council Directive No 2007/43/EC of 28 June 2007[5], Council Directive No. 2008/119/EC of 18 December 2008[6] and Council Directive No. 2008/120/EC of 18 December 2008[7], hereby make the following regulations-

Part 1

Preliminary and General

Citation

1.These Regulations may be cited as the European Communities (Welfare of farmed animals) Regulations 2010 and come into operation on 30 June 2010.

Interpretation

2. (1) In these Regulations—

"animal" means an animal (including fish, reptiles or amphibians) bred or kept for the production of food, wool, skin or fur or for other farming purposes;

"authorised officer" means-

(*a*) an authorised officer within the meaning of section 17A (inserted by the Diseases of Animals (Amendment) Act 2001 (No. 3 of 2001)) of the Diseases of Animals Act 1966 (No. 6 of 1966),

(*b*) an authorised person or inspector within the meaning of the Protection of Animals Kept for Farming Purposes Act 1984 (No. 13 of 1984),

(*c*) an authorised officer within the meaning of the European Communities (Food and Feed Hygiene) Regulations 2009 (S.I. No. 432 of 2009),

[1]O.J. No. L 340 of 31.12.1993, p. 21.
[2]O.J. No. L 221 of 8.8.1998, p. 23.
[3]O.J. No. L 203 of 3.8.1999, p. 53.
[4]O.J. No. L 30 of 31.1.2002, p.44.
[5]O.J. No. L182 of 12.7.2007 p. 19
[6]O.J. No. L010 of 15.1.2009 p. 7
[7]O.J. No. L047 of 18.2.2009 p. 5

Notice of the making of this Statutory Instrument was published in "Iris Oifigiúil" of 2nd July, 2010.