

An Bord Pleanála
64, Marlborough Street
Dublin 1
D01 V902

Our Ref: P1832/Lett/EH/JK/MG

08 October 2019

Re: Application for Substitute Consent for the constructed development of 1) coastal defenses consisting of a rock revetment of approximately 80m in length, 2) an extension to the facility consisting a canopy/open ended structure for storage and sheltered loading/unloading of produce, 3) an extension to the facility to accommodate storage, packing and purification area. The constructed development is associated with an Oyster Processing Facility at Móta, An Rinn, Dungarvan, Co. Waterford. This application for substitute consent is accompanied by a remedial Natura Impact Statement (rNIS).

Dear Sir/Madam,

Subsequent to An Bord Pleanála's grant of leave with respect to application PL93.303535 to apply for substitute consent under section 177D of the Planning and Development Act 2000 (as amended), please find attached an application for substitute consent seeking permission for the regularisation of an existing development which consists of the following:

- A rock revetment for the protection of the facility's lower yard from coastal erosion;
- A canopy/open ended structure for storage and sheltered loading/unloading of produce; and
- An extension to the facility to accommodate storage, packing and purification area.

The development is associated with an Oyster Processing Facility at Móta, An Rinn, Dungarvan, Co. Waterford. The application is accompanied by a Remedial Natura Impacts Statement (rNIS) and an Environmental Impact Assessment Screening Report.

The applicant for substitute consent is Meitheal Trá na Rinne Teo who have operated the facility since the early 1990s. The Oyster Processing Plant was granted planning permission by Waterford County Council (P.A. Reg Ref. 92/20) in January 1992 and comprised a structure of 250sqm, a forecourt, yard, parking area, pumping chamber and associated works. The context of project is set out in the accompanying planning statement.

Documents accompanying this application include the following:

- 6 no. Copies of Cover Letter
- 6 no. Copies of Application Form for Substitute Consent
- 6 no. Copies of Schedule of Drawings

Cont'd...

- 6 no. Copies of Planning Drawings
- 6 no. Copies of Planning Statement
- 6 no. Copies of EIA Screening Report
- 2 no. Copies of Site Notice in English
- 2 no. Copies of Site Notice in Irish
- 2 no. Copies Newspaper Notice in English (dated 08/10/2019)
- 2 no. Copies Newspaper Notice in Irish (dated 08/10/2019)
- 10 no. Copies of rNIS
- Statutory Planning Fee
- Land Registry Information

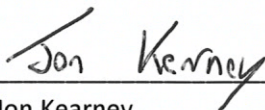
Planning Application Fee: **€3,490.80**

- Class 4 (Retention): €240 for each building or €10.80 for each square of gross space to be provided whichever is greater.
- Class 13 (Retention): €240 or €30 for each 0.1 hectare of site area whichever is the greater.

Calculation:

Development	Class	Area (sqm)	Fee
Rock Revetment	Class 13	280sqm	€ 240.00
Covered Area (canopy/open ended structure)	Class 4	171sqm	€1,846.80
Storage, Packaging and Purification Area	Class 4	130sqm	€1,404.00
Total			€3,490.80

Yours sincerely,



Jon Kearney
for and on behalf of Fehily Timoney and Company

Encls.

628840 mE, 588970 mN

The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine



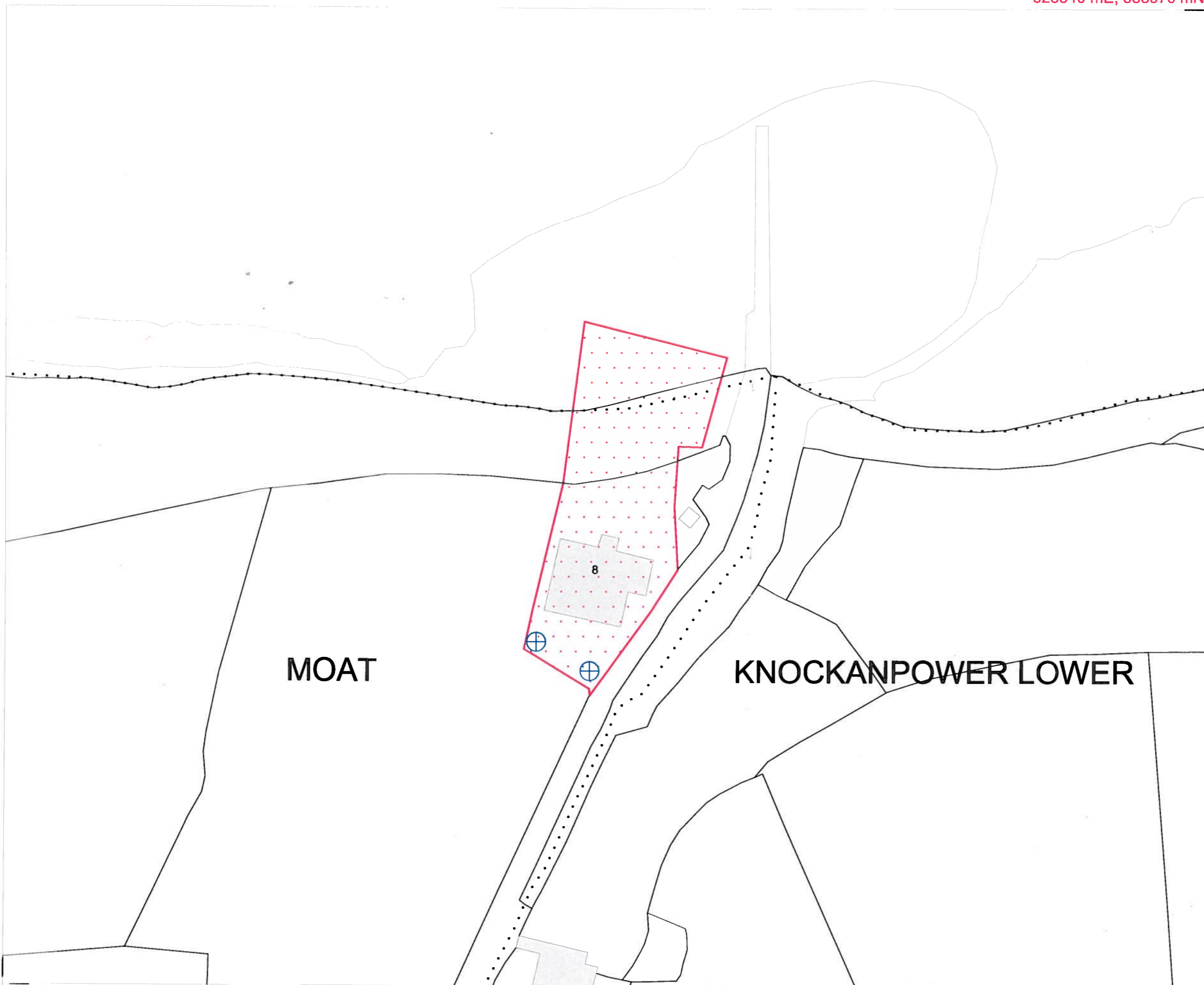
Folio: WD17403F

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale, accuracy is limited to that of the original OSi map scale.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit



A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.





The Property Registration Authority An tÚdarás Clárúcháin Maoine

Land Registry Sealed and Certified Copy Folio (& Filed Plan)

MCCULLAGH HIGGINS & CO.
DX 75006
DUNGARVAN

This page forms part of the official document. Do not detach.

Folio Number: WD17403F
Application Number: P2018LR033191B
Your Reference: GMC/1310/M

This document comprises an office copy of the Land Registry record for the above mentioned folio/filed plan as of the date appearing.

Details of **dealings pending** (if any) on the enclosed folio/filed plan are listed in the **Schedule** below.

An officer duly authorised by the Property Registration Authority.

Schedule



Notes:

1. Filed plans should be read in conjunction with the Register. The description of the land in the Register or on the filed plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Filed plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to the Property Registration Authority immediately.

Folio Number: WD17403F
Date Printed: 18/04/2018

Application Number: P2018LR033191B
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Land Registry**County Waterford****Folio 17403F****Register of Ownership of Freehold Land****Part 1 (A) - The Property**

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	Description	Official Notes
1	<p style="text-align: center;">For parts transferred see Part 1(B)</p> <p>The property shown coloured Red as plan(s) 8 on the Registry Map, situate in the Townland of MOAT, known as KNOCKENPOWER LOWER, RING, DUNGARVAN, in the Barony of DECIES within DRUM, in the Electoral Division of RINGVILLE.</p> <p>Ní shroiccheann an clárú chuig na mianaigh agus na mianraí.</p>	From Folio WD3535F

Land Cert Issued: Yes

Page 1 of 4

Collection No.:

Date Printed: 18/04/2018**Page 2 of 6**

Land Registry

County Waterford

Folio 17403F

Part 1(B) - Property

Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares) :	Plan:	Folio No:

Land Registry

County Waterford

Folio 17403F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	<p data-bbox="159 723 327 784">05-JUL-1995 P4963/95</p> <p data-bbox="395 723 1292 779">MEITHEAL TRÁ NA RINN of CNOCÁN PHAORAIGH, RINN Ó GCÚANACH, DÚNGARBHÁN, CONTAE PHORTLÁIRGE is full owner.</p> <p data-bbox="395 817 1101 974">Land Cert Application No.: LC/97/WA/648 Date: 03-MAR-2000 Issued To: YVONNE BYRON SOLR Address: 3/4 FOSTER PALCE DUBLIN 2</p>

Land Registry

County Waterford

Folio 17403F

Part 3 - Burdens and Notices of Burdens

No.	Particulars	
1	05-JUL-1995 P4963/95	Cúnant ag Meitheal Trá na Rinne Teoranta, ar a shon féin agus ar sona chomharbaithe, le Séamus Mac Craith, úinéir cláraithe Fhóilio 3535F ag tagairt d'úsáid agus do shealúchas na maoiné.
2	18-DEC-1995 P848/96	Charge for present and future advances repayable with interest. Allied Irish Banks Public Limited Company is owner of this charge. Certificate of Charge issued (Rule 156)
3	16-FEB-2000 D2000PS001725P	The charge at Entry No. 2 extends to advances up to and including £76,000 being the amount covered by the Revenue Duty impressed on the original Deed of Charge dated the 23rd September 1993. A Certified copy of which is filed with instrument No. D2000PS001725P

Schedule of Drawings

Drawing Name	Drawing Number
Site Location Map	P1832-0100-0001
Site Layout Plan	P1832-0100-0002
Plan & Elevations	P1832-0100-0003
Elevations & Section	P1832-0100-0004