

An Bord Pleanála,
64 Malborough Street,
Dublin 1,
D01 V902.

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| AN BORD PLEANÁLA | |
| LDG- | 043478-21 |
| ABP- | |
| 08 SEP 2021 <i>ok</i> 7 th September 2021 | |
| Fee: € | 120 |
| Type: | Bank Draft |
| Time: | |
| By: | post |

Subject: Referral under Section 5(4) of the Planning and Development Act 2000 (As Amended).

A Chara,

The referral pertains to an agricultural shed located in the southeast corner of the existing farm and highlighted on the attached maps (Appendix 1). The shed is situated on Killugger Farm, Killugger, Killinick, Co. Wexford, Y35 P3K2 and the attendant queries requiring referral under Section 5(4) of the Planning and Development Act 2000 (as amended) relates to two points of query as follows;

- *Does the current use of the existing agricultural shed situated in the southeast corner of the farm to house pigs require a change of use planning permission?*
- *Do the development works carried out to this shed including the additional floor area, the construction of slatted tanks, the raised ground level and the addition of a concrete ramp require retention planning permission?*


By way of background information, the most recent planning application pertaining to the subject shed was in 2008 when planning permission was granted under Planning Reference; 20081365 for the construction of a new agricultural shed with a stated floor area of 1012m. sq. The floor plan / elevations submitted with this application show the floor to the shed to be at ground level. Slatted tanks, a raised floor level and access ramp are not shown on the drawings submitted with this application (See Appendix 2). The shed as constructed is approximately 677m. sq. larger than the shed granted permission and the ground level has been raised by approx. 2m.

The purpose of this referral to An Bord Pleanála under Section 5 (4) of the Planning and Development Act 2000 (as amended) is to determine if firstly the current use of the agricultural shed highlighted on the attached maps to house pigs is development which requires the benefit of a change of use planning permission. Secondly do the alterations to the agricultural shed granted planning permission require planning permission for retention.

It is for the purpose of determining this position (or not) that the referral herein is forwarded to An Bord Pleanála. The Planning Authority would be grateful for your consideration of this matter.

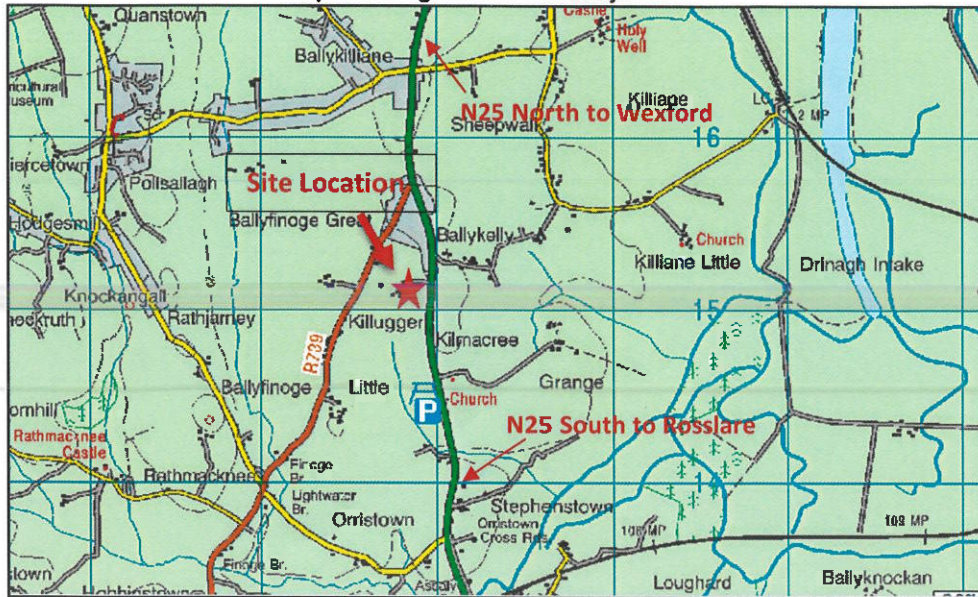
A cheque for the €110 fee and a copy of the grant of permission Planning reference 20021864 and County Manager's Order are also enclosed.

Yours faithfully,

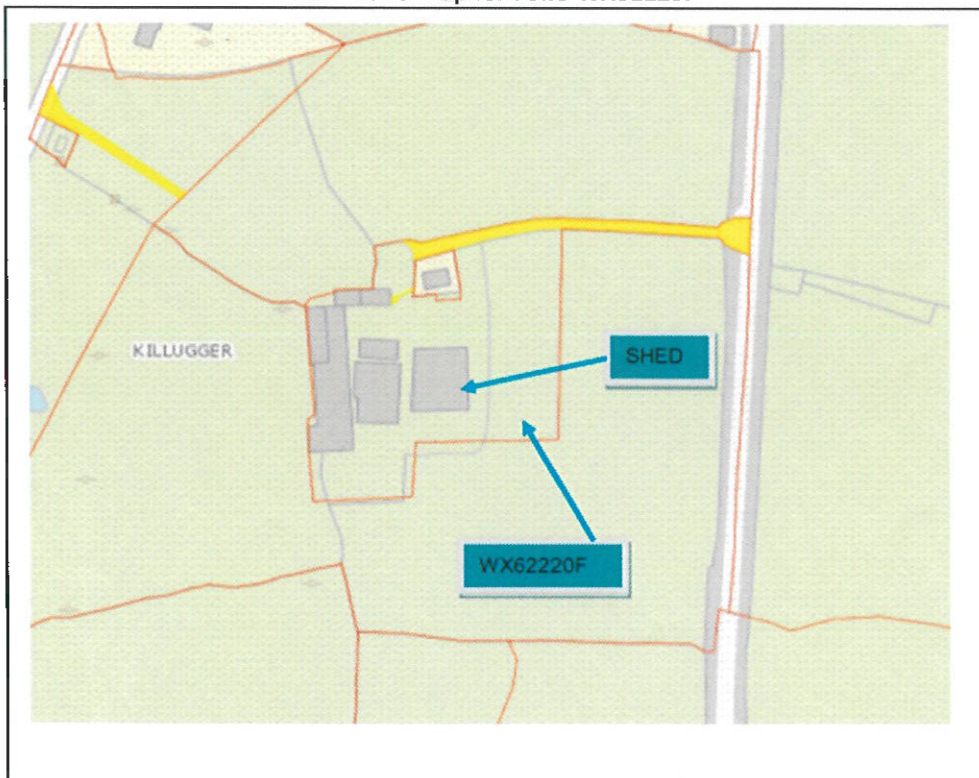

Peadar McDonald
Senior Staff Officer

Appendix 1 Site Location

Map showing Location of subject shed



Land Folio Map for Folio WX62220F



Subject Shed outlined in red below (Orthos 2019 background)



Appendix 2-Photographs and Plans

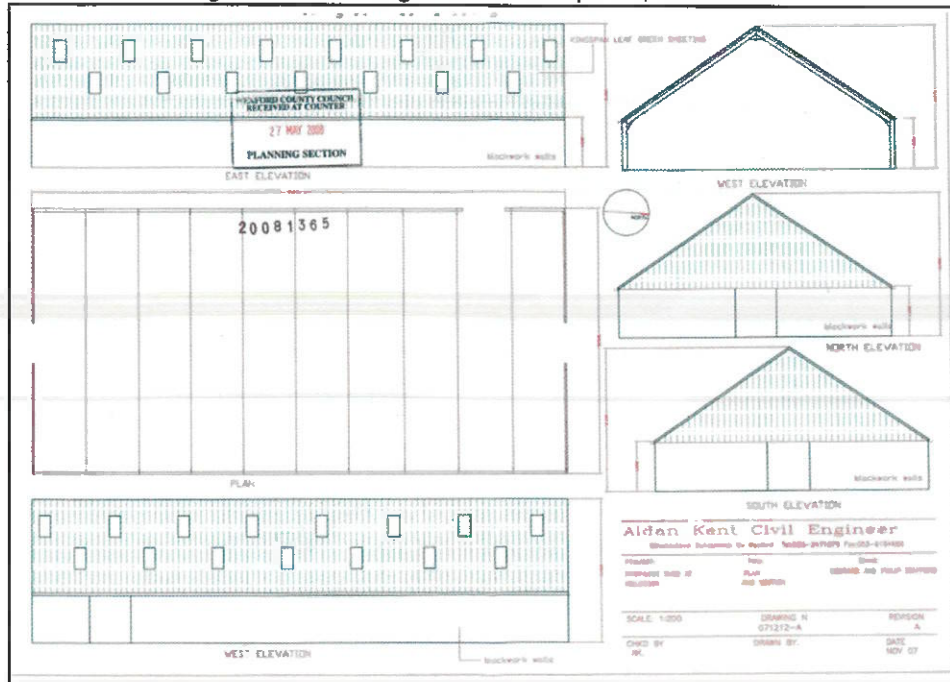
Existing shed with ramp



Northern elevation showing raised ground level of shed



Agricultural shed granted under pl. ref; 20081365



Site Layout Plan granted under 20081365



WEXFORD COUNTY COUNCIL PLANNING AUTHORITY

PLANNING AND DEVELOPMENT ACT 2000

NOTIFICATION OF GRANT OF PLANNING PERMISSION

Further to Notification of Decision on the application described in the Schedule to this Notice the application has now been determined as set out therein and is hereby **GRANTED** in accordance with the drawings and documents submitted.

Signed on behalf of *Wexford County Council* Elaine Ruse

Date 22 August 2008

SCHEDULE

PARTICULARS OF PLANNING APPLICATION

| | |
|-----------------------|--|
| PLANNING REG. NO.: | 20081365 |
| DATE OF APPLICATION: | 27 May 2008 |
| APPLICANT: | GERRARD & PHILIP STAFFORD Drinagh House Drinagh Co Wexford |
| TYPE OF APPLICATION: | PERMISSION |
| PROPOSED DEVELOPMENT: | CONSTRUCTION OF A NEW AGRICULTURAL SHED AND ANCILLARY SITE WORKS. |
| LOCATION: | KILLUGGER, KILLINICK |
| DECISION: | GRANTED subject to CONDITIONS as listed hereinafter. |
| DATE OF DECISION: | 16 July 2008 |

CONDITIONS AND REASONS THEREFOR

1. The proposed development shall be carried out strictly in accordance with the plans and particulars lodged with the planning application, except as otherwise required by the conditions of this permission.

REASON:

To ensure the proposed development strictly accords with the permission and that effective control is maintained.

2. The Developer shall pay to Wexford County Council a contribution in respect of works, consisting of the provision or improvement of the public roads in the functional area of the Planning Authority. The contribution shall be payable at the time of commencement of development and the amount shall be five thousand and sixty euro (€5,060.00).

REASON:

In accordance with the Development Contribution Scheme as provided for under the Planning and Development Acts 2000 to 2006.

3. The development shall be constructed in accordance with Department of Agriculture and Food Section 101, November 2003, Minimum specifications for the structure of agricultural buildings.

REASON:

To make provisions for management of the activity so as not to cause environmental pollution.

4. Roof water shall be collected and directed to a surface water drain. Only uncontaminated surface water shall be discharged to surface water drains. Under no circumstances shall effluent or contaminated storm water be permitted to discharge any surface water.

REASON:

To make provisions for management of the activity so as not to cause environmental pollution.

5. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

REASON:

In the interests of traffic safety.

END OF SCHEDULE

PLANNING AND DEVELOPMENT ACT 2000

PLANNING REGISTER NO: 20081365

ORDER NO: P.1779/008

ORDER: In exercise of the powers, functions and duties vested in the County Manager by Section 149 of the Local Government Act, 2001, which were, on the 9th January 2006, delegated to me by the County Manager pursuant to Section 154 of the Local Government Act, 2001, it is hereby ordered that the decision of the Wexford County Council on the application described in the Schedule to this Order is as shown therein, and that the appropriate notifications be issued pursuant to Section 34 of the Act of 2000.

Signed by me at the County Hall, Wexford, on this day of 16 July 2008

Niall McDonnell
SENIOR EXECUTIVE OFFICER

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