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# Comhairle Contae Chorcaí Cork County Council



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John Condon,  
C/O Julia Drislane,  
Anthony & Associates  
Firmount,  
Castlelyons,  
Co. Cork.

1<sup>st</sup> October, 2024

REF: D/253/24  
LOCATION: Gortnaskehy, Araglin, Fermoy, Co. Cork.

**RE: DECLARATION OF EXEMPTED DEVELOPMENT UNDER SECTION 5 OF THE PLANNING & DEVELOPMENT ACT 2000 - 2010.**

Dear Sir/Madam,

On the basis of the information submitted by you on 12<sup>th</sup> August & 11<sup>th</sup> September, 2024 the Planning Authority, having considered whether the construction of a slatted cubicle house with slurry tank, cattle handling area and crush at **Gortnaskehy, Araglin, Fermoy, Co. Cork** is or is not development or is or is not exempted development, has declared that it is **exempted development**.

**Reason for Decision**

The Planning Authority in considering this referral, had particular regard to:

- Sections 2(1), 3(1) and 4(1)(a) of the Planning and Development Act 2000 (as amended)
- Article 6(1) and 9(1) of the Planning and Development Regulations, 2001, as amended
- Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations, 2001, as amended
- The plans and particulars received by the Planning Authority on 12<sup>th</sup> August & 11<sup>th</sup> September, 2024.

**And Whereas the Planning Authority** hereby concludes that

The construction of a slatted cubicle house and overhang with slurry tank underneath, cattle handling pen and crush constitutes 'works' and 'development' as defined in Sections 2 and 3 of the Planning and Development Act. The development comes within the scope of the exemption for farm buildings provided by Section 4(1)(a) of the Planning and Development Act 2000 as it comes within the scope of Class 6 of Part 3 Schedule 2 of the Planning and Development Regulations 2001 (as amended) and complies with the relevant conditions and limitations. It is also considered that these exemptions are not restricted by the terms of Article 9(1)(a).



On this basis it is considered that the proposed development at **Gortnaskehy, Araglin, Fermoy, Co. Cork** constitutes **development and is exempted development**.

*This exemption does NOT itself empower a person to carry out a development unless that person is legally entitled to do so.*

Please note that under Section 5 Subsection 3(a) where a declaration is issued under this section, any person issued with a declaration under subsection 2(a) may, on payment to the Board of such fee as may be prescribed, refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.

Yours faithfully,

  
**KEVIN O'REGAN,  
SENIOR EXECUTIVE OFFICER,  
PLANNING DEPARTMENT.**

*In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>*

## SECTION 5 DECLARATION – PLANNER’S REPORT

**File Reference:** D/253/24

**Description:** Whether the construction of a slatted cubicle house with a proposed floor area of 131.6sqm and overhang with slurry tank underneath with a storage capacity of 230m<sup>3</sup>, cattle handling pen and crush is or is not development or is or is not exempted development.

**Applicant:** John Condon

**Location:** Gortnaskehy, Araglin, Fermoy, Co. Cork

**Date:** 3<sup>rd</sup> September 2024

### SUMMARY OF RECOMMENDATION

It is recommended that the application is deferred, on the basis that there is insufficient information to enable a decision to be made. Based on the information provided, it appears that the proposed shed will have not have sufficient effluent storage facilities to cater for:

- 40 cattle aged 1 – 2 yrs housed in the proposed slatted house.
  - 15 suckler cows housed in the (currently not in use) cubicle house with effluent to be piped to the proposed slatted tank.
  - Runoff from Yard “G/H” to the proposed slatted tank.
1. The Applicant is requested to clarify the proposed usage of existing cubicle house “A” and Yards “G/H” and how it is proposed to manage effluent generated and soiled water runoff from these structures. The slurry & soiled water storage calculations should be amended as necessary to include any effluents generated.
  2. The Applicant is requested to provide details of the farm structure(s) on the lands at approx. 200m northeast of the existing farmyard.

### PURPOSE OF REPORT

Under Section 5 of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

### SITE LOCATION

The subject site is located in the rural townland of Gortnaskehy, Araglin, approx. 12km northeast of Fermoy. The surrounding area is predominantly in agricultural use with a number of farmyard and one-off dwelling scattered throughout the surrounding area.

The subject site is located to the southern side of the applicant’s existing farmyard complex within an overall landholding of approx. 11.5ha (according to the map submitted) and in close proximity to the applicant’s dwelling house to the northwest. The existing farmyard complex consists of a (currently unused) cubicle shed (referred to as A on the submitted site layout plan), a silage pit (D), and 2 no stores (B&C). There is an additional separate store located at a remove from the subject farmyard complex on the northern side of the public road.

The subject site lies outside of Flood Zone A & B as mapped under the current Cork County Development Plan 2024. There are no protected structures within close proximity of the site. There are no recorded Sites and Monuments within the surrounding area. The subject site does not lie within any designated Natura sites. The Blackwater River SAC (Site Code 2170) is located approx. 2km to the southwest.

### **SUBJECT DEVELOPMENT**

The applicant proposes to construct a slatted cubicle house (F - 131.6sqm) and overhang (G) with slurry tank (E - capacity of 230m<sup>3</sup>) underneath, as well as a cattle handling pen (H) and crush.

It is stated that the maximum height of the proposed cubicle structure will be 5.8m. The location of the proposed development is to be located more than 10m from the public road and more than 100m from any third party dwelling etc.

### **PLANNING HISTORY**

A review of the Council's Planning Enquiry System shows there have been no recent planning applications made in respect of the overall landholding.

### **LEGISLATIVE CONTEXT**

#### **Planning and Development Act, 2000**

**Section 3(1)** of the Act states the following in respect of 'development': "In this Act, 'development' means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land."

**Section 2(1)** of the Act states the following in respect of 'works': "Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal..."

**Section 4(1)** sets out various forms and circumstances in which development is exempted development for the purposes of the Act. Section 4 (1) (a) states that development consisting of the use of any land for the purposes of agriculture and development consisting of the use for that purpose of any building occupied together with land so used.

**Section 4 (2)(a)** of the Act enables certain classes of development to be deemed exempted development by way of regulation.

**Section 4(4)** states that notwithstanding paragraph (a) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment is required.

#### **Planning and Development Regulations, 2001 as amended.**

**Article 6(3)** states: Subject to Article 9, in areas other than a city, a town or an area specified in section 19 (1) (b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No.7 of 1985), development of a class specified in Column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

#### **Schedule 2, Part 3 – Exempted Development**

**Class 6:** Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations states that the following are exempted development:

Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200sq.m. (whether or not by extension of an existing structure), and any ancillary provision for effluent storage. Conditions and limitations associated with Class 6 of Part 3 Schedule 2 of the Planning and Development Regulations, 2001 to 2015 state that:

1. No such structure shall be used for any purpose other than the purpose of agriculture.
2. The gross floor space of such structure together with any other structures situated within the same farmyard complex or within 100m of that complex shall not exceed 300sq.m. gross floor space in aggregate.
3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of Environment and Local Government requirements and shall have regard to the need to avoid water pollution.
4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10m of any public road.
5. No such structure shall be situated, and no effluent from such structure shall be stored, within 100m of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent on writing of the owner and, as may be appropriate, the occupier or person in charge.
6. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

#### **Restrictions on exemption by virtue of Article 9(1)(a) of the Planning and Development Regulations 2001 (as amended)**

Article 9 (1) (a) provides that certain development to which Article 6 relates (i.e. exempted development) shall not be exempted in various circumstances. Article 9(1) states that: Development to which Article 6 relates shall not be exempted development for the purposes of the Act – (a) if the carrying out of such development would:

(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4m in width

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

#### **ASSESSMENT**

The question which arises in this case is as follows:

1. Whether the construction of a slatted cubicle house with a proposed floor area of 131.6sqm and overhang with slurry tank underneath with a storage capacity of 230m<sup>3</sup>, cattle handling pen and crush is or is not development or is or is not exempted development.

### **Is or is not development?**

Development is defined, under Section 3(1) of the Planning and Development Act, 2000 (as amended), as “the carrying out of works on, in, over or under land...” Works are defined, under Section 2(1) of this Act, as including “any act or operation of construction, excavation, demolition, extension.

The construction of the proposed slatted cubicle house and overhang with slurry tank underneath, cattle handling pen and crush consists of the carrying out of ‘works’ and therefore **constitute ‘development’**, as defined in Section 3 of the Planning and Development Act 2000, as amended.

### **Is or is not exempted development?**

Schedule 2, Part 3 of the Planning and Development Regulations 2001-2020 sets out classes of agricultural development which are deemed to constitute exempted development.

#### Slatted Cubicle House and overhang with Slatted tank underneath

Class 6 of Part 3 relates to ‘the provision of a roofed structure for the housing of...cattle...having a gross floor space not exceeding 200 square metres’, however; condition 2 of this Class stipulates that the gross floor space of such a structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.

The proposed cattle crush and handling pen are to be located on the northwestern side of the proposed cubicle House. The stated area of this external handling area is approx. 35sqm. This element of the proposal constitutes an open concrete yard area, a 2.4m high concrete wall and metal railings/crush. This element of the proposed adjoins, form part of and is ancillary to the use of the proposed cubicle house.

In considering the relevant conditions and limitations associated with Class 6 of Part 3 Schedule 2 I note the following:

1. No such structure shall be used for any purpose other than the purpose of agriculture. - The intended use is for housing cattle for the purposes of agriculture.
2. The gross floor space of such structure together with any other structures situated within the same farmyard complex or within 100m of that complex shall not exceed 300sq.m. gross floor space in aggregate. - Based on the submitted details the proposed cattle shed and slatted tank has a proposed floor area of 131.6sqm and so falls below the maximum size threshold for an individual structure. The existing cubicle shed (currently unused) on site has a floor area of 95.2sqm. The combined floor areas fall within the permissible aggregate amount.
3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of Environment and Local Government requirements and shall have regard to the need to avoid water pollution. – The submitted drawings state that ‘All works to comply with Department of Agriculture Specifications’. However, the report from the Environment Section raises concerns in relation to the capacity of the proposed slatted tank and the ability of same to cater for the effluent from the proposed cubicle house, the existing (currently unused) cubicle house and the external yard area. Further information is required in this regard.

4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10m of any public road. – The proposed structure and effluent storage are in excess of 10m from the public road.
5. No such structure within 100m of any public road shall exceed 8m in height. – The maximum height of the structure is stated as being 5.8m.
6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100m of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent on writing of the owner and, as may be appropriate, the occupier or person in charge. – The closest dwelling is located approx. 133m to the northwest of the proposed shed.
7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. – Proposed external finishes include mass concrete on the lower half of the walls and green cladding to the upper walls and roof.

Overall, more information is required in relation to the capacity of the proposed effluent storage in order to determine whether the proposed development accords with the requirements of Class 6.

Article 9(1)(a) of the Planning and Development Regulations 2001

In relation to restrictions on exemptions by virtue of Article 9(1)(a) of the Planning and Development Regulations 2001 (as amended) I note the following:

Article 9 (1) (a) provides that certain development to which Article 6 relates (i.e. exempted development) shall not be exempted in various circumstances. Article 9(1) states that: Development to which Article 6 relates shall not be exempted development for the purposes of the Act – (a) if the carrying out of such development would:

(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4m in width – not applicable to this case.

(iii) endanger public safety by reason of traffic hazard or obstruction of road users, - The subject site lies within the main farmyard within the overall landholding. It is considered that the resultant spreading of slurry as a consequence of the proposed cattle shed and slatted tank within the landholding will require a minimal amount of additional farm machinery to cross over the adjoining public road to access the fields to the north. It is considered that the overall nature and scale of the proposed development would not constitute intensification of use. Therefore, it is considered that the proposed development would not endanger public safety by reason of traffic hazard or obstruction of road users.

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use – not applicable to this case.

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

### **EIAR and SUB-THRESHOLD EIAR**

Projects which are likely to have significant effects on the environment are identified in Annex I and Annex II of the EIA Directive, which have been transposed into Irish legislation by Part I and Part II, Schedule 5 of the Planning and Development Regulations 2001 (as amended). Agricultural sheds are not of a Class of development listed under Part 1 or 2 (Schedule 5) of the Planning and Development Regulations 2001. As such, Environmental Impact Assessment does not apply in this case. Thus, the provisions of Section 4(4) of the Planning and Development Act 2000 (as amended) are not relevant.

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that a sub-threshold EIAR is not required to be submitted.

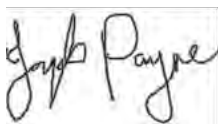
### **APPROPRIATE ASSESSMENT**

As regards Appropriate Assessment Section 4(4) of the Planning and Development Act restricts exemption where development needs an appropriate assessment. Further information is required in relation to the capacity of the proposed effluent storage in order to determine whether the proposed development would require an appropriate assessment.

### **CONCLUSION**

It is recommended that the application is deferred, on the basis that there is insufficient information to enable a decision to be made. Based on the information provided, it appears that the proposed shed will have not have sufficient effluent storage facilities to cater for:

- 40 cattle aged 1 – 2 yrs housed in the proposed slatted house.
  - 15 suckler cows housed in the (currently not in use) cubicle house with effluent to be piped to the proposed slatted tank.
  - Runoff from Yard “G/H” to the proposed slatted tank.
1. The Applicant is requested to clarify the proposed usage of existing cubicle house “A” and Yards “G/H” and how it is proposed to manage effluent generated and soiled water runoff from these structures. The slurry & soiled water storage calculations should be amended as necessary to include any effluents generated.
  2. The Applicant is requested to provide details of the farm structure(s) on the lands at approx. 200m northeast of the existing farmyard.



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**Janet Payne**  
**Executive Planner**  
**3<sup>rd</sup> September 2024**



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The report of the Area Planner is noted and endorsed.

I concur with the conclusion above to request further information subject to the following amendments:

1. There is insufficient information to enable a decision to be made. Based on the information provided, it appears that the proposed shed will not have sufficient effluent storage facilities to cater for:
  - 40 cattle aged 1 – 2 yrs housed in the proposed slatted house.
  - 15 suckler cows housed in the (currently not in use) cubicle house with effluent to be piped to the proposed slatted tank.
  - Runoff from Yard "G/H" to the proposed slatted tank.

The Applicant is requested to clarify the proposed usage of existing cubicle house "A" and Yards "G/H" and how it is proposed to manage effluent generated and soiled water runoff from these structures. The slurry & soiled water storage calculations should be amended as necessary to include any effluents generated.



**Louise Ahern**  
**A/Senior Executive Planner**  
**03/09/2024**

# Application for Planning Exemption

**Reference:** D/253/24

**Applicant:** John Condon

**Address** Gortnaskehy, Araglin, Co. Cork

**Date:** 30<sup>th</sup> Sept '24

**By:** Kevin Murphy

## Details of Application

The application for planning exemption relates to the construction of a livestock house with slatted slurry tank adjacent to an existing farmyard at Gortnaskehy, Araglin, Co. Cork.

The existing farmyard consists of a cubicle house (currently not in use), storage sheds and a silage pit. There are no existing effluent storage facilities on the farmyard.

The Applicant also has a storage shed located on lands on the opposite side of the public road from the farmyard.

## Assessment of Application

In my report dated 26/08/24, I recommended that:

- The Applicant should be asked to clarify the proposed usage of existing cubicle house "A" and Yards "G/H" and how it is proposed to manage effluent generated and soiled water runoff from these structures. The slurry & soiled water storage calculations should be amended as necessary to include any effluents generated.
- The Applicant should be asked to provide details of the farm structure(s) on the lands at approx. 200m northeast of the existing farmyard if CCC Planning consider it/them to be relevant to the current application.

The Applicant has clarified in F.I. received by CCC Planning on 11/09/24 that:

- Existing cubicle house "A" is to be used only for the housing of a sick animal which may need to be isolated. The animal will be housed on straw bedding with effluent collected in a channel and discharged to the proposed slatted tank.
- Yard "G" is the roofed over easi-feed area and is not a soiled yard so no soiled water will be generated on this area.
- Yard "H" is to be used for the occasional handling of cattle for dosing, etc and, subject to cleaning after use, is not considered to be a soiled yard. Runoff of clean water from this yard is to be diverted to the adjoining lands.

- No more than 40 cattle aged 1 – 2 yrs will be housed on the farmyard. Calculations based on this number of animals demonstrate adequate slurry storage capacity.

No information has been provided regarding the farm structure(s) to the northeast of the existing farmyard.

**Conclusion**

I have no objection to the proposed development on environmental grounds.

**END**

F. A. O Tracy O'Callaghan

Planning Department

Cork County Council

County Hall

Carrigrohane Road

Cork

10<sup>th</sup> September 2024



**Re: D/253/24 Application for Declaration of Exempted Development,**

**John Condon, Gortnaskehy, Araglin, Fermoy, Co. Cork**

Dear Tracy,

Thank you for your letter requesting further information regarding the above application.

I would like to confirm the following:

1. Cubicle house A has been used to house animals in the past, up to 15 suckler cows or similar numbers of other cattle. It is only intended to use this house in the future if a sick animal requires isolation. In this situation, sufficient straw bedding will be used to soak up any effluent produced, whilst an effluent drain will be installed draining to the new slatted tank, in the event that any effluent requires collection and to facilitate washing of the shed.

2. Please find enclosed an amended 1-200 drawing and structures list to show correct labels for overhang G and handling yard H.
3. Overhang G produces no effluents as it is merely a cover for silage on the feed barrier.
4. Handling yard H will only be in use intermittently during the year for animal health treatments and Tb testing. Any manures generated will be diverted to the adjacent proposed slatted tank. It will be washed immediately after use to the proposed slatted tank E.
5. Rainfall on part of yard H comprising the end of slatted tank E, is taken into account in the slurry calculations. Any clean water i.e. rainfall generated on the rest of the yard when not in use will be diverted to the nearby field for drainage. Channels and drainage pipes will be installed in this yard to facilitate diversion of clean and dirty water when required.
6. During the closed slurry spreading period, it is anticipated that yard H will only be used twice. Under S113 of 2022 (Nitrates Directive), washing of collecting yards is assumed to use 19 litres per animal. At 40 animals, this would generate 0.76 m<sup>3</sup> of per use of the yard, resulting in 1.52m<sup>3</sup> of soiled water production over the winter.
7. The slurry calculations show a surplus capacity of 10.1m<sup>3</sup> before taking the wash water into account, this reduces to 8.58 m<sup>3</sup> after the wash water is added.
8. All slurry calculations are based on 40 1-2 year old cattle which will be the maximum numbers held for winter housing.

Documents enclosed:

Amended 1-200 drawing

Amended structures list

Effluent/slurry calculations.



I trust that the above clarifies all queries and if you have any questions please do not hesitate to contact our office.

Yours sincerely,



**Julia Drislane, B. Appl. Sci**



### Slurry & Soiled Water Storage Calculations

Name **John Condon** County **Cork**  
 Date **07/08/2024** Licenced to Anthony and associates Ltd W/ks storage **16**  
 Rainfall/ wk **37**

| Table 1. Neat Slurry Produced in 16 weeks |     |             |              |   |                     |             |                      |              |
|---|-----|-------------|--------------|---|---------------------|-------------|----------------------|--------------|
| Stock in Cubicles, Slats, Yards, etc.     |     |             |              | Stock on Straw Bedding, Fed in Yards, Slats, Concrete Passage, etc. |                     |             |                      | M3 FYM       |
| Animals                                   | No. | m3/16 Weeks | Total m3     | No.   | % time on straw bed | m3/16 Weeks | Total m3 slurry      |              |
| Cattle 1-2 Years                          | 40  | 4.16        | 166.4        |   |                     | 4.16        |                      |              |
| <b>Total A</b>                            |     |             | <b>166.4</b> | <b>Total B</b>  |                     |             |                      |              |
| <b>Neat Slurry Produced in 16 weeks</b>   |     |             |              |   |                     |             | <b>Total A + B =</b> | <b>166.4</b> |

| Table 2. Soiled Water Production (generated by rainfall on dirty yards, volume depends on whether it is discharged to soiled water tank or slurry tank).0 |          |         |          | Discharged to Soiled Water Tank |                | Discharged to Slurry Tank |                   | 16 weeks |
|---|----------|---------|----------|---------------------------------|----------------|---------------------------|-------------------|----------|
| Discharged to Soiled water (SW) or Slurry (SL) tank   | Length m | Width m | Total m3 | 31 Days Rainfall mm             | Total Produced | Rainfall m                | Total Produced m3 |          |
|   |          |         |          | 0.164                           |                | 0.592                     |                   |          |
| <b>Total C</b>  |          |         |          | <b>Total D</b>                  |                |                           |                   |          |

| Table 3. Parlour & Dairy Washings Produced          |    |                |  |                               |  |  |              |
|---|----|----------------|--|-------------------------------|--|--|--------------|
| Discharged to Soiled Water (SW) or Slurry (SL) tank | sw | Number of cows |  | cows milked for closed period |  |  | E SW<br>F SL |
|   |    |                |  |                               |  |  |              |

| Table 4. Slurry Storage Capacity (Open tanks = Gross capacity of tank less rainfall to tank + .3m freeboard)<br>(Covered tanks = Gross Capacity of tank less .2m freeboard) |              |             |         |                   |   |   |                  |
|---|--------------|-------------|---------|-------------------|---|---|------------------|
| Tank Open (O) or covered (C)  | Length m (L) | Width m (W) | Depth m | Gross Capacity m3 | Open Tank Deduct Rainfall to tank plus 0.3m Freeboard | Covered Tank Deduct 0.2m Freeboard (L x W x .2) | Nett Capacity M3 |
| Slatted tank E  | c            | 13.3        | 4.1     | 2.4               | 131.5   |   | 120.6            |
| Slatted tank E  | o            | 9.0         | 4.1     | 2.4               | 89.0  | 33.1  | 55.9             |
| <b>Capacity For Slurry &amp; Associated Soiled Water</b>  |              |             |         |                   |   |   | <b>176.5</b>     |
| <b>Total Slurry Produced Including Soiled Water from Yards Discharging to Slurry Tanks = Total A+B+D+F</b>  |              |             |         |                   |   |   | <b>166.4</b>     |
| <b>Surplus / Deficit</b>  |              |             |         |                   |   |   | <b>10.1</b>      |

| 4. b FYM storage - 0.6m deep under animals unlimited in covered manure store |          |         |         | capacity |
|--|----------|---------|---------|----------|
| Shed   | Length m | Width m | Depth m |          |
|  |          |         | 0.6     |          |
| <b>Capacity for fym</b>  |          |         |         |          |
| <b>Surplus / Deficit</b>   |          |         |         |          |

| Table 5. Soiled Water Storage Capacity  |              |             |         |                   |   |   |               |
|---|--------------|-------------|---------|-------------------|---|---|---------------|
| Tank Open (O) or covered (C)  | Length m (L) | Width m (W) | Depth m | Gross Capacity m3 | Open Tank Deduct 31 days Rainfall to tank plus 0.3m Freeboard | Covered Tank Deduct 0.2m Freeboard (L x W x .2) | Nett Capacity |
| <b>Capacity For Soiled Water</b>  |              |             |         |                   |   |   |               |
| <b>Total Soiled Water Produced which is Discharged to Separate Soiled Water Tanks = Total C + E</b> |              |             |         |                   |   |   |               |
| <b>Surplus / Deficit</b>  |              |             |         |                   |   |   |               |

Planning Department  
 11 SEP 2024  
 Cork County Council  
 County Hall  
 Cork.

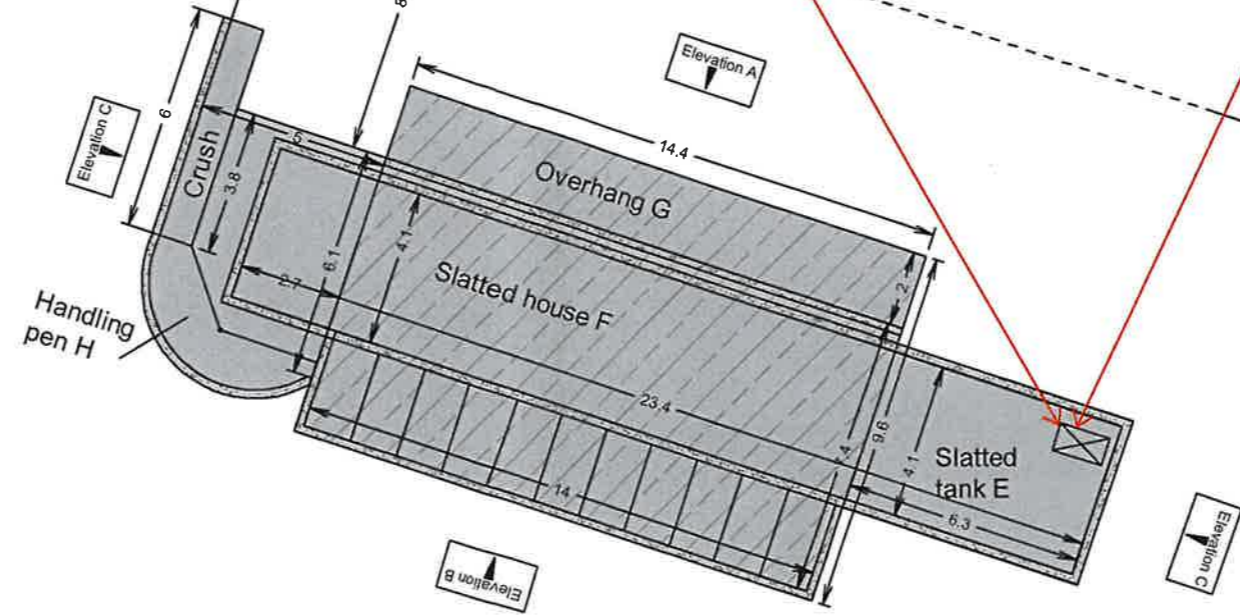






Silage pit D

Cubicle house A  
(currently not in use)



**Anthony Associates Ltd**  
Agriculture Consultants

Finscourt,  
Cashlynne,  
Co. Cork.  
TEL: (025) 87000  
FAX: (025) 87007  
E: mail@anthonyassociates.com

**Title:** Proposed structures

**Client:** John Condon  
Gortnaskehy  
Araglen  
Co. Cork

**Scale:** 1:200

**Date:** 07/08/2024

**Drawn By:** Julia Drislane B. Appl. Sci

**Project No.:** 1391

**NOTES:**

The works shall be constructed in strict accordance with the specifications of the following farm development services of the Department of Agriculture and Food: 0101, 0102, 0104, 0106, 0122, 0133, 0138, 0139, 0139, 0139, 0139, 0141, 0148 & 0150.

Prior to commencement of work, the builder will be responsible for checking all dimensions, levels, and the location of all underground and proposed services on site.

Where elements of the proposed works are not specifically covered by the farm development service specifications, the builder must ensure that the proposed works are constructed to the following Irish Standards:

- (1) All foundations to BS 5204: 1985
- (2) All underground drainage to BS 5261: 1985
- (3) All concrete structures to BS 8117: 1985
- (4) All structural steelwork to BS 5950: 1985
- (5) All masonry to BS 5628: 1985
- (6) All timber structures to BS 5268: 1985

**ALL DIMENSIONS ARE IN METERS**

This drawing is for planning purposes only and should not be used for any other purpose.

**Planning Department**

**11 SEP 2024**

**Cork County Council**  
County Hall  
Cork.

# Comhairle Contae Chorcaí Cork County Council

John Condon,  
c/o Julia Drislane,  
Anthony & Associates,  
Firmount,  
Castlelyons,  
Co. Cork.

Pleanáil agus Forbairt,  
Halla an Chontae,  
Bóthar Charraig Ruacháin,  
Corcaigh T12 R2NC.  
Fón: (021) 4276891  
R-phost: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie)  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
Planning & Development,  
County Hall,  
Carrigrohane Road, Cork T12 R2NC.  
Tel (021) 4276891  
Email: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie)  
Web: [www.corkcoco.ie](http://www.corkcoco.ie)



4<sup>th</sup> September 2024

REF: D/253/24  
LOCATION: Gortnaskehy, Araglin, Fermoy, Co. Cork.

RE: **DECLARATION OF EXEMPTED DEVELOPMENT UNDER SECTION 5 OF THE  
PLANNING & DEVELOPMENT ACT 2000 - 2010.**

Dear Sir,

I refer to your application for a Declaration of Exemption in relation to the above. In respect of the proposal submitted, the Planning Authority has concluded that there is insufficient information provided to enable a decision to be made. Based on the information provided, it appears that the proposed shed will have not have sufficient effluent storage facilities to cater for:

- 40 cattle aged 1–2 years housed in the proposed slatted house.
- 15 suckler cows housed in the (currently not in use) cubicle house with effluent to be piped to the proposed slatted tank.
- Runoff from Yard "G/H" to the proposed slatted tank.

You are now requested to clarify the proposed usage of existing cubicle house "A" and Yards "G/H" and how it is proposed to manage effluent generated and soiled water runoff from these structures. The slurry and soiled water storage calculations should be amended as necessary to include any effluents generated.

Yours faithfully,

Tracy O' Callaghan  
Staff Officer  
Planning Department

*In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>*

## SECTION 5 DECLARATION – PLANNER’S REPORT

**File Reference:** D/253/24

**Description:** Whether the construction of a slatted cubicle house with a proposed floor area of 131.6sqm and overhang with slurry tank underneath with a storage capacity of 230m<sup>3</sup>, cattle handling pen and crush is or is not development or is or is not exempted development.

**Applicant:** John Condon

**Location:** Gortnaskehy, Araglin, Fermoy, Co. Cork

**Date:** 3<sup>rd</sup> September 2024

### SUMMARY OF RECOMMENDATION

It is recommended that the application is deferred, on the basis that there is insufficient information to enable a decision to be made. Based on the information provided, it appears that the proposed shed will have not have sufficient effluent storage facilities to cater for:

- 40 cattle aged 1 – 2 yrs housed in the proposed slatted house.
  - 15 suckler cows housed in the (currently not in use) cubicle house with effluent to be piped to the proposed slatted tank.
  - Runoff from Yard “G/H” to the proposed slatted tank.
1. The Applicant is requested to clarify the proposed usage of existing cubicle house “A” and Yards “G/H” and how it is proposed to manage effluent generated and soiled water runoff from these structures. The slurry & soiled water storage calculations should be amended as necessary to include any effluents generated.
  2. The Applicant is requested to provide details of the farm structure(s) on the lands at approx. 200m northeast of the existing farmyard.

### PURPOSE OF REPORT

Under Section 5 of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

### SITE LOCATION

The subject site is located in the rural townland of Gortnaskehy, Araglin, approx. 12km northeast of Fermoy. The surrounding area is predominantly in agricultural use with a number of farmyard and one-off dwelling scattered throughout the surrounding area.

The subject site is located to the southern side of the applicant’s existing farmyard complex within an overall landholding of approx. 11.5ha (according to the map submitted) and in close proximity to the applicant’s dwelling house to the northwest. The existing farmyard complex consists of a (currently unused) cubicle shed (referred to as A on the submitted site layout plan), a silage pit (D), and 2 no stores (B&C). There is an additional separate store located at a remove from the subject farmyard complex on the northern side of the public road.

The subject site lies outside of Flood Zone A & B as mapped under the current Cork County Development Plan 2024. There are no protected structures within close proximity of the site. There are no recorded Sites and Monuments within the surrounding area. The subject site does not lie within any designated Natura sites. The Blackwater River SAC (Site Code 2170) is located approx. 2km to the southwest.

### **SUBJECT DEVELOPMENT**

The applicant proposes to construct a slatted cubicle house (F - 131.6sqm) and overhang (G) with slurry tank (E - capacity of 230m<sup>3</sup>) underneath, as well as a cattle handling pen (H) and crush.

It is stated that the maximum height of the proposed cubicle structure will be 5.8m. The location of the proposed development is to be located more than 10m from the public road and more than 100m from any third party dwelling etc.

### **PLANNING HISTORY**

A review of the Council's Planning Enquiry System shows there have been no recent planning applications made in respect of the overall landholding.

### **LEGISLATIVE CONTEXT**

#### **Planning and Development Act, 2000**

**Section 3(1)** of the Act states the following in respect of 'development': "In this Act, 'development' means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land."

**Section 2(1)** of the Act states the following in respect of 'works': "Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal..."

**Section 4(1)** sets out various forms and circumstances in which development is exempted development for the purposes of the Act. Section 4 (1) (a) states that development consisting of the use of any land for the purposes of agriculture and development consisting of the use for that purpose of any building occupied together with land so used.

**Section 4 (2)(a)** of the Act enables certain classes of development to be deemed exempted development by way of regulation.

**Section 4(4)** states that notwithstanding paragraph (a) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment is required.

#### **Planning and Development Regulations, 2001 as amended.**

**Article 6(3)** states: Subject to Article 9, in areas other than a city, a town or an area specified in section 19 (1) (b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No.7 of 1985), development of a class specified in Column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

#### **Schedule 2, Part 3 – Exempted Development**

**Class 6:** Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations states that the following are exempted development:

Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200sq.m. (whether or not by extension of an existing structure), and any ancillary provision for effluent storage. Conditions and limitations associated with Class 6 of Part 3 Schedule 2 of the Planning and Development Regulations, 2001 to 2015 state that:

1. No such structure shall be used for any purpose other than the purpose of agriculture.
2. The gross floor space of such structure together with any other structures situated within the same farmyard complex or within 100m of that complex shall not exceed 300sq.m. gross floor space in aggregate.
3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of Environment and Local Government requirements and shall have regard to the need to avoid water pollution.
4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10m of any public road.
5. No such structure shall be situated, and no effluent from such structure shall be stored, within 100m of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent on writing of the owner and, as may be appropriate, the occupier or person in charge.
6. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

#### **Restrictions on exemption by virtue of Article 9(1)(a) of the Planning and Development Regulations 2001 (as amended)**

Article 9 (1) (a) provides that certain development to which Article 6 relates (i.e. exempted development) shall not be exempted in various circumstances. Article 9(1) states that: Development to which Article 6 relates shall not be exempted development for the purposes of the Act – (a) if the carrying out of such development would:

(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4m in width

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

#### **ASSESSMENT**

The question which arises in this case is as follows:

1. Whether the construction of a slatted cubicle house with a proposed floor area of 131.6sqm and overhang with slurry tank underneath with a storage capacity of 230m<sup>3</sup>, cattle handling pen and crush is or is not development or is or is not exempted development.

### **Is or is not development?**

Development is defined, under Section 3(1) of the Planning and Development Act, 2000 (as amended), as “the carrying out of works on, in, over or under land...” Works are defined, under Section 2(1) of this Act, as including “any act or operation of construction, excavation, demolition, extension.

The construction of the proposed slatted cubicle house and overhang with slurry tank underneath, cattle handling pen and crush consists of the carrying out of ‘works’ and therefore **constitute ‘development’**, as defined in Section 3 of the Planning and Development Act 2000, as amended.

### **Is or is not exempted development?**

Schedule 2, Part 3 of the Planning and Development Regulations 2001-2020 sets out classes of agricultural development which are deemed to constitute exempted development.

#### Slatted Cubicle House and overhang with Slatted tank underneath

Class 6 of Part 3 relates to ‘the provision of a roofed structure for the housing of...cattle...having a gross floor space not exceeding 200 square metres’, however; condition 2 of this Class stipulates that the gross floor space of such a structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.

The proposed cattle crush and handling pen are to be located on the northwestern side of the proposed cubicle House. The stated area of this external handling area is approx. 35sqm. This element of the proposal constitutes an open concrete yard area, a 2.4m high concrete wall and metal railings/crush. This element of the proposed adjoins, form part of and is ancillary to the use of the proposed cubicle house.

In considering the relevant conditions and limitations associated with Class 6 of Part 3 Schedule 2 I note the following:

1. No such structure shall be used for any purpose other than the purpose of agriculture. - The intended use is for housing cattle for the purposes of agriculture.
2. The gross floor space of such structure together with any other structures situated within the same farmyard complex or within 100m of that complex shall not exceed 300sq.m. gross floor space in aggregate. - Based on the submitted details the proposed cattle shed and slatted tank has a proposed floor area of 131.6sqm and so falls below the maximum size threshold for an individual structure. The existing cubicle shed (currently unused) on site has a floor area of 95.2sqm. The combined floor areas fall within the permissible aggregate amount.
3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of Environment and Local Government requirements and shall have regard to the need to avoid water pollution. – The submitted drawings state that ‘All works to comply with Department of Agriculture Specifications’. However, the report from the Environment Section raises concerns in relation to the capacity of the proposed slatted tank and the ability of same to cater for the effluent from the proposed cubicle house, the existing (currently unused) cubicle house and the external yard area. Further information is required in this regard.

4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10m of any public road. – The proposed structure and effluent storage are in excess of 10m from the public road.
5. No such structure within 100m of any public road shall exceed 8m in height. – The maximum height of the structure is stated as being 5.8m.
6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100m of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent on writing of the owner and, as may be appropriate, the occupier or person in charge. – The closest dwelling is located approx. 133m to the northwest of the proposed shed.
7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. – Proposed external finishes include mass concrete on the lower half of the walls and green cladding to the upper walls and roof.

Overall, more information is required in relation to the capacity of the proposed effluent storage in order to determine whether the proposed development accords with the requirements of Class 6.

Article 9(1)(a) of the Planning and Development Regulations 2001

In relation to restrictions on exemptions by virtue of Article 9(1)(a) of the Planning and Development Regulations 2001 (as amended) I note the following:

Article 9 (1) (a) provides that certain development to which Article 6 relates (i.e. exempted development) shall not be exempted in various circumstances. Article 9(1) states that: Development to which Article 6 relates shall not be exempted development for the purposes of the Act – (a) if the carrying out of such development would:

(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4m in width – not applicable to this case.

(iii) endanger public safety by reason of traffic hazard or obstruction of road users, - The subject site lies within the main farmyard within the overall landholding. It is considered that the resultant spreading of slurry as a consequence of the proposed cattle shed and slatted tank within the landholding will require a minimal amount of additional farm machinery to cross over the adjoining public road to access the fields to the north. It is considered that the overall nature and scale of the proposed development would not constitute intensification of use. Therefore, it is considered that the proposed development would not endanger public safety by reason of traffic hazard or obstruction of road users.

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use – not applicable to this case.

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

### **EIAR and SUB-THRESHOLD EIAR**

Projects which are likely to have significant effects on the environment are identified in Annex I and Annex II of the EIA Directive, which have been transposed into Irish legislation by Part I and Part II, Schedule 5 of the Planning and Development Regulations 2001 (as amended). Agricultural sheds are not of a Class of development listed under Part 1 or 2 (Schedule 5) of the Planning and Development Regulations 2001. As such, Environmental Impact Assessment does not apply in this case. Thus, the provisions of Section 4(4) of the Planning and Development Act 2000 (as amended) are not relevant.

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that a sub-threshold EIAR is not required to be submitted.

### **APPROPRIATE ASSESSMENT**

As regards Appropriate Assessment Section 4(4) of the Planning and Development Act restricts exemption where development needs an appropriate assessment. Further information is required in relation to the capacity of the proposed effluent storage in order to determine whether the proposed development would require an appropriate assessment.

### **CONCLUSION**

It is recommended that the application is deferred, on the basis that there is insufficient information to enable a decision to be made. Based on the information provided, it appears that the proposed shed will have not have sufficient effluent storage facilities to cater for:

- 40 cattle aged 1 – 2 yrs housed in the proposed slatted house.
  - 15 suckler cows housed in the (currently not in use) cubicle house with effluent to be piped to the proposed slatted tank.
  - Runoff from Yard “G/H” to the proposed slatted tank.
1. The Applicant is requested to clarify the proposed usage of existing cubicle house “A” and Yards “G/H” and how it is proposed to manage effluent generated and soiled water runoff from these structures. The slurry & soiled water storage calculations should be amended as necessary to include any effluents generated.
  2. The Applicant is requested to provide details of the farm structure(s) on the lands at approx. 200m northeast of the existing farmyard.



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**Janet Payne**  
**Executive Planner**  
**3<sup>rd</sup> September 2024**



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The report of the Area Planner is noted and endorsed.

I concur with the conclusion above to request further information subject to the following amendments:

1. There is insufficient information to enable a decision to be made. Based on the information provided, it appears that the proposed shed will not have sufficient effluent storage facilities to cater for:
  - 40 cattle aged 1 – 2 yrs housed in the proposed slatted house.
  - 15 suckler cows housed in the (currently not in use) cubicle house with effluent to be piped to the proposed slatted tank.
  - Runoff from Yard "G/H" to the proposed slatted tank.

The Applicant is requested to clarify the proposed usage of existing cubicle house "A" and Yards "G/H" and how it is proposed to manage effluent generated and soiled water runoff from these structures. The slurry & soiled water storage calculations should be amended as necessary to include any effluents generated.



**Louise Ahern**  
**A/Senior Executive Planner**  
**03/09/2024**

# Application for Planning Exemption

**Reference:** D/253/24

**Applicant:** John Condon

**Address** Gortnaskehy, Araglin, Co. Cork

**Date:** 26<sup>th</sup> August '24

**By:** Kevin Murphy

## Details of Application

The application for planning exemption relates to the construction of a livestock house with slatted slurry tank adjacent to an existing farmyard at Gortnaskehy, Araglin, Co. Cork.

The existing farmyard consists of a cubicle house (currently not in use), storage sheds and a silage pit. There are no existing effluent storage facilities on the farmyard.

The Applicant also has a storage shed located on lands on the opposite side of the public road from the farmyard.

## Assessment of Application

The proposed shed is to be constructed to the south of the existing farm buildings and is to be used to house 40 cattle aged 1 – 2 yrs. Calculations have been provided demonstrating adequate slurry storage capacity for this number of animals in the proposed slatted tank.

It is stated that existing cubicle house "A" is "currently not in use"; the Farm Structures Record indicates that 15 suckler cows can be housed in this shed. There is no effluent storage capacity for animals housed in this shed, either in the existing farmyard or in the proposed slatted slurry tank. It is indicated that effluent from this shed is to be discharged to the proposed slatted slurry tank; there is no spare capacity in this tank. Clarification is required that no livestock will be housed in existing cubicle house "A".

It appears from Elevations C, D & E that the wall around cattle handling pen "G" ("H" on the Farm Structures Record) is to be extended to the corner of existing cubicle house "A". This has the effect of forming an enclosed yard between existing shed "A" and proposed shed "F". The Farm Structures Record shows that runoff from Yard "G/H" is to be discharged to proposed slatted slurry tank; there is no spare capacity in this tank to take this runoff.

Aerial photographs show that there are two sheds on lands to the north of the farmyard – store "I" across the road from the farmyard and another shed (approx. 10m x 6m) at approx. 200m northeast of the farmyard on lands owned and operated by the Applicant. This shed is not mentioned in the application. Further details are required.

Based on the information provided:

- The shed is to be used for the housing of cattle and storage of feed hay.
- The gross floor area is to be approx. 14m x 7.4m (104m<sup>2</sup>) with roof cantilevered approx. 2.2m over the feed rail (roof area of approx. 134m<sup>2</sup>).
- The proposed slatted tank is adequate for the proposed livestock numbers to be housed in that shed. There will be no excess storage capacity for livestock housed in cubicle house "A" or from open yards "G/H".
- The proposed structure is to be at approx. 40m from the public road.
- The height of the structure is to be 5.8m.
- The nearest third-party dwelling is at approx. 115m west of the farmyard. The separation distance will not be reduced as a result of the proposed development.
- The nearest watercourse is at approx. 200m west of the proposed shed.
- There is no public water supply source within the vicinity of the proposed shed.
- The site is not within a designated flood zone.

The site is within the Blackwater River SAC screening zone.

### **Conclusions**

Based on the information provided, it appears that the proposed shed will have not have sufficient effluent storage facilities to cater for:

- 40 cattle aged 1 – 2 yrs housed in the proposed slatted house.
- 15 suckler cows housed in the (currently not in use) cubicle house with effluent to be piped to the proposed slatted tank.
- Runoff from Yard "G/H" to the proposed slatted tank.

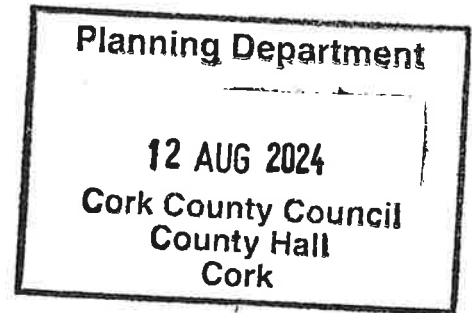
The Applicant should be asked to clarify the proposed usage of existing cubicle house "A" and Yards "G/H" and how it is proposed to manage effluent generated and soiled water runoff from these structures. The slurry & soiled water storage calculations should be amended as necessary to include any effluents generated.

The Applicant should be asked to provide details of the farm structure(s) on the lands at approx. 200m northeast of the existing farmyard if CCC Planning consider it/them to be relevant to the current application.

**END**

Planning Department  
Cork County Council  
County Hall  
Carrigrohane Road  
Cork

8<sup>th</sup> August 2024



**Re: John Condon, Gortnaskehy, Araglin, Co. Cork  
Planning Application**

Dear Sir/Madam

Please find an application for exemption of planning (Section 5) on behalf of the above named including the following:

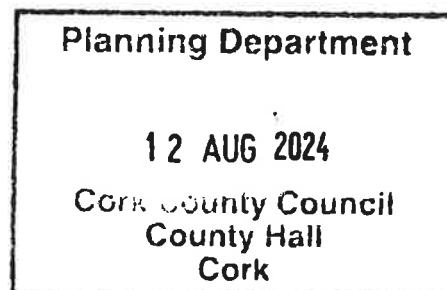
1. 4 copies of planning application form
2. 4 copies of farm structures list
3. 4 copies proposed slurry calculation
4. 4 copies of maps 1:10,560
5. 4 copies of maps 1: 2,500
6. 4 copies of current farmyard drawings 1:500
7. 4 copies of proposed farmyard drawings 1:500
8. 4 copies of proposed structures drawings 1:200
9. 4 copies of proposed elevation drawings 1:100
10. Fee €80 to be paid by card.

I trust that this is in order and if you have any queries please do not hesitate to contact me.

Yours sincerely,

*Julia Drislane*

**Julia Drislane B. Appl. Sci**





# **CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION**

## **APPLICANT CHECKLIST**

(Please tick ✓)

- 4 No. Copies of Application Form:**
- 1 No. Copy of Contact Details:**
- 4 No. Copies 6" O.S. Maps:**
- 4 No. Copies 25" O.S. Maps:**
- 4 No. Copies of Site Layout Plan:**
- 4 No. Copies Scaled Drawings of Development:**
- €80 Application Fee:**

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**Planning Department**

**12 AUG 2024**

**Cork County Council  
County Hall  
Cork**

## **FOR OFFICE USE ONLY**

|                                     |             |
|-------------------------------------|-------------|
| <b>Receipt No.</b>                  | P12-0002401 |
| <b>Cash/Cheque/<br/>Credit Card</b> | CASH        |
| <b>Date</b>                         | 12/08/2024  |
| <b>Declaration<br/>Ref. No.</b>     | D/253/24    |

**DATE STAMP HERE**

**You should make sure that you are satisfied that any information/documentation that you submit is appropriate to be viewed by the public. Please do not submit any information that you do not want 3<sup>rd</sup> parties to view.**

In the case of a Declaration of Exemption for Land Reclamation, the following additional information is required:

- A copy of the details submitted to the Council's Environment Department (Inniscarra) for a Waste Licence Permit
- Correspondence from Teagasc (detailing how the land reclamation would benefit the land in question for agricultural purposes)
- Details of existing and proposed levels
- Details of fill material and duration of fill.

## **DATA PROTECTION**

The planning process is an open and public one. In that context, all applications for Declarations of Exemption are made available for public inspection.

*Personal information collected by Cork County Council is done so in order for us to process your application for a Section 5 Declaration of Exemption. Legally we can process this information as it is necessary for us to comply with our statutory/legal obligations. The protection of our personal data is a key priority for the Council and your data will be processed in line with our Privacy policy which is available at <http://www.corkcoco.ie/Privacy-Policy> or hardcopy from our offices at County Hall, Carrigrohane Road, Cork, Ireland. Should you have any questions about our privacy policy or the information we hold about you, please contact us by email to [dpo@corkcoco.ie](mailto:dpo@corkcoco.ie) or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.*



**4. APPLICATION DETAILS:**

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square metres (m<sup>2</sup>)

|   |  |
|---|--|
| (a) Floor area of existing/proposed structure(s):   | Cubicle house 131.6 m2, handling area = 35.058 m2  |
| (b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964 (including those for which planning permission has been obtained): | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>If yes, please provide floor areas (m <sup>2</sup> ) and previous planning reference(s) where applicable:   |
| (c) If a change of use of land and/or building(s) is proposed, please state the following:<br><br>Existing/previous use<br>N/A  | Proposed use<br>N/A<br><div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>Planning Department</b><br/><br/> <b>12 AUG 2024</b><br/><br/> <b>Cork County Council</b><br/> <b>County Hall</b><br/> <b>Cork</b> </div> |
| (d) Are you aware of any enforcement proceedings connected to this site?  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>If yes, please state relevant reference number(s):  |

**5. LEGAL INTEREST OF APPLICANT IN THE LAND/STRUCTURE:**

|   |  |                                   |
|---|--|-----------------------------------|
| Please tick appropriate box to show applicant's legal interest in the land or structure:  | A. Owner <input checked="" type="checkbox"/> | B. Other <input type="checkbox"/> |
| Where legal interest is "Other", please state your interest in the land/structure:  |  |                                   |
| If you are not the legal owner, please state the name of the owner/s (address to be supplied at Question C in Contact Details): |  |                                   |

**6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:**

|   |
|---|
| Is this a Protected Structure/Proposed Protected Structure or within the curtilage of a Protected Structure: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                |
| If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority: Yes <input type="checkbox"/> No <input type="checkbox"/> |
| If yes, please state relevant reference No. _____   |
| Is this site located within an Architectural Conservation Area (ACA), as designated in the County Development Plan? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                         |

**7. APPROPRIATE ASSESSMENT:**

Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes  No

**8. DATA PROTECTION DECLARATION:**

In order for the Planning Authority to process the personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council's Privacy Policy available at <http://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

**Processing of your Declaration of Exemption application by the Planning Authority**

I give permission for my personal information to be processed for the purpose stated above

|                               |                     |
|-------------------------------|---------------------|
| Signed<br>(By Applicant Only) | <i>Celia Lander</i> |
| Date                          | 8/8/24              |

**GDPR Special Categories of data / Sensitive Personal data - Explicit Consent**

Where Special Categories of personal data / sensitive personal data are provided as part of / in support of a declaration application, **explicit consent** to the processing of the special categories of data must be given by the person to whom the data refers, namely the Data Subject.

Special Categories of data / Sensitive Personal data include:

- Race
- Ethnic origin
- Political opinions
- Religion
- Philosophical beliefs
- Trade union membership
- Genetic data
- Biometric data
- Health data
- Concerning a natural person's sex life
- Sexual orientation

In order for the Planning Authority to process the sensitive personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council's Privacy Policy available at <https://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

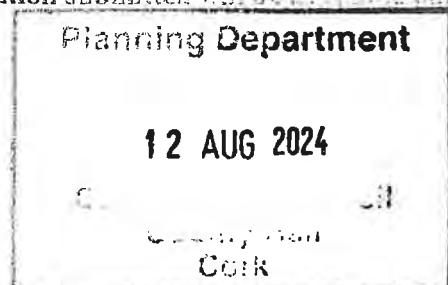
**Sensitive personal data being submitted in support of Declaration of Exemption Application**

I give permission for my sensitive personal data submitted to the Planning Authority to be processed for the purpose stated above.

|        |                     |
|--------|---------------------|
| Signed | <i>Celia Lander</i> |
| Date   | 8/8/24              |

You have the right to withdraw your consent by contacting the Planning Department, Ground Floor, County Hall, Carrigrohane Road, Cork. Tel: (021) 4276891 Email: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie) or by contacting the Planning Department, Norton House, Cork Road, Skibbereen, Co. Cork. Tel: (028) 40340 Email: [westcorkplanninginfo@corkcoco.ie](mailto:westcorkplanninginfo@corkcoco.ie) However if consent to the use of personal data is withdrawn during the declaration of exemption decision-making process this information cannot be considered as part of the decision making process. Once a decision has been made, an applicant is not entitled to withdraw consent, as the right of erasure does not apply to a situation where processing is required for compliance with a legal obligation or for the performance of a task carried out in the public interest.

Please note that all information / supporting documentation submitted will be available publicly to view at the Planning Authority offices.






**ADVISORY NOTES:**

The application must be accompanied by the required fee of €80  
The application must be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.  
Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.  
The application should be sent to the following address:  
The Planning Department, Cork County Council, Floor 2, Co. Hall, Carrigrohane Road, Cork, T12 R2NC; or for applications related to the Western Division, The Planning Department, Cork County Council, Norton House, Cork Road, Skibbereen, Co. Cork, P81 AT28.

- The Planning Authority may require further information to be submitted to enable the authority to issue a decision on the Declaration of Exemption application.
- The Planning Authority may request other person(s), other than the applicant; to submit information on the question which has arisen and on which the Declaration of Exemption is sought.
- Any person issued with a Declaration of Exemption may on payment to An Bord Pleanála refer a Declaration of Exemption for review by the Board within 4 weeks of the date of the issuing of the Declaration of Exemption decision.
- In the event that no Declaration of Exemption is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a Declaration of Exemption was due to be issued by the Planning Authority.

*The application form and advisory notes are non-statutory documents prepared by Cork County Council for the purpose of advising the type of information which is normally required to enable the Planning Authority to issue a Declaration of Exemption under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations, 2001, as amended.*

9. **I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct, accurate and fully compliant with the Planning and Development Acts 2000, as amended and the Regulations made thereunder:**

|   |   |
|---|---|
| <i>Signed</i><br><i>(Applicant or Agent</i><br><i>as appropriate)</i> |  |
| Date  | 8/8/24  |

**Planning Department**  
  
**12 AUG 2024**  
**Cork County Council**  
**County Hall**  
**Cork**



### Slurry & Soiled Water Storage Calculations

Name **John Condon** County **Cork**  
 Date **07/08/2024** Licenced to Anthony and associates ltd Wks storage **16**  
 Rainfall/ wk **37**

| Table 1. Neat Slurry Produced in 16 weeks |     |             |              |   |                     |             |                      |              |
|---|-----|-------------|--------------|---|---------------------|-------------|----------------------|--------------|
| Stock in Cubicles, Slats, Yards, etc.     |     |             |              | Stock on Straw Bedding, Fed in Yards, Slats, Concrete Passage, etc. |                     |             |                      |              |
| Animals                                   | No. | m3/16 Weeks | Total m3     | No.   | % time on straw bed | m3/16 Weeks | Total m3 slurry      | M3 FYM       |
| Cattle 1-2 Years                          | 40  | 4.16        | 166.4        |   |                     | 4.16        |                      |              |
| <b>Total A</b>                            |     |             | <b>166.4</b> | <b>Total B</b>  |                     |             |                      |              |
| <b>Neat Slurry Produced in 16 weeks</b>   |     |             |              |   |                     |             | <b>Total A + B =</b> | <b>166.4</b> |

| Table 2. Soiled Water Production (generated by rainfall on dirty yards, volume depends on whether it is discharged to soiled water tank or slurry tank).0 |          |         |  | Discharged to Soiled Water Tank |          | Discharged to Slurry Tank |                   | 16 weeks |
|---|----------|---------|--|---------------------------------|----------|---------------------------|-------------------|----------|
| Total m3  |          |         |  | 31 Days                         | Total    | Rainfall m                | Total Produced m3 |          |
| Discharged to Soiled water (SW) or Slurry (SL) tank   | Length m | Width m |  | Rainfall mm                     | Produced |                           |                   |          |
|   |          |         |  | 0.164                           |          | 0.592                     |                   |          |
| <b>Total C</b>  |          |         |  |                                 |          | <b>Total D</b>            |                   |          |

| Table 3. Parlour & Dairy Washings Produced          |    |                |  |                               |  |  |              |
|---|----|----------------|--|-------------------------------|--|--|--------------|
| Discharged to Soiled Water (SW) or Slurry (SL) tank | sw | Number of cows |  | cows milked for closed period |  |  | E SW<br>F SL |
|   |    |                |  |                               |  |  |              |

| Table 4. Slurry Storage Capacity (Open tanks = Gross capacity of tank less rainfall to tank + .3m freeboard)<br>(Covered tanks = Gross Capacity of tank less .2m freeboard) |              |             |         |                   |  |   |                  |
|---|--------------|-------------|---------|-------------------|--|---|------------------|
| Tank Open (O) or covered (C)  | Length m (L) | Width m (W) | Depth m | Gross Capacity m3 | Open Tank Deduct<br>Rainfall to tank plus 0.3m Freeboard | Covered Tank Deduct 0.2m Freeboard (L x W x .2) | Nett Capacity M3 |
| Slatted tank  | c            | 13.3        | 4.1     | 2.4               | 131.5  | 11.0  | 120.6            |
|   | o            | 9.0         | 4.1     | 2.4               | 89.0   | 33.1  | 55.9             |
| <b>Capacity For Slurry &amp; Associated Soiled Water</b>  |              |             |         |                   |  |   | <b>176.5</b>     |
| <b>Total Slurry Produced Including Soiled Water from Yards Discharging to Slurry Tanks = Total A+B+D+F</b>  |              |             |         |                   |  |   | <b>166.4</b>     |
| <b>Surplus / Deficit</b>  |              |             |         |                   |  |   | <b>10.1</b>      |

| 4. b FYM storage - 0.6m deep under animals unlimited in covered manure store |          |         |         |  | capacity |
|--|----------|---------|---------|--|----------|
| Shed   | Length m | Width m | Depth m |  |          |
|  |          |         | 0.6     |  |          |
| <b>Capacity for fym</b>  |          |         |         |  |          |
| <b>Surplus / Deficit</b>   |          |         |         |  |          |

| Table 5. Soiled Water Storage Capacity  |              |             |         |                   |  |   |               |
|---|--------------|-------------|---------|-------------------|--|---|---------------|
| Tank Open (O) or covered (C)  | Length m (L) | Width m (W) | Depth m | Gross Capacity m3 | Open Tank Deduct<br>31 days Rainfall to tank plus 0.3m Freeboard | Covered Tank Deduct 0.2m Freeboard (L x W x .2) | Nett Capacity |
|   |              |             |         |                   |  |   |               |
| <b>Capacity For Soiled Water</b>  |              |             |         |                   |  |   |               |
| <b>Total Soiled Water Produced which is Discharged to Separate Soiled Water Tanks = Total C + E</b> |              |             |         |                   |  |   |               |
| <b>Surplus / Deficit</b>  |              |             |         |                   |  |   |               |

**Planning Department**

**12 AUG 2024**

Cork County Council  
County Hall  
Cork



Description:

Digital Landscape Model (DLM)

Publisher / Source:

Ordnance Survey Ireland (OSi)

Data Source / Reference:

PRIME2

File Format:

Autodesk AutoCAD (DWG\_R2013)

File Name:

v\_50408156\_1.dwg

Clip Extent / Area of Interest (AOI):

LLX,LLY= 591625.1077,607197.6148

LRX,LRY= 592208.1077,607197.6148

ULX,ULY= 591625.1077,607627.6148

URX,URY= 592208.1077,607627.6148

Projection / Spatial Reference:

Projection= IREN95\_Irish\_Transverse\_Mercator

Centre Point Coordinates:

X,Y= 591916.6077,607412.6148

Reference Index:

Map Series | Map Sheets

1:5,000 | 5756

1:5,000 | 5755

1:2,500 | 5758-C

Data Extraction Date:

Date= 05-Jul-2024

Source Data Release:

DCMLS Release V1.176.118

Product Version:

Version= 1.4

License / Copyright:

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Please visit 'www.osi.ie/about/terms-conditions'.

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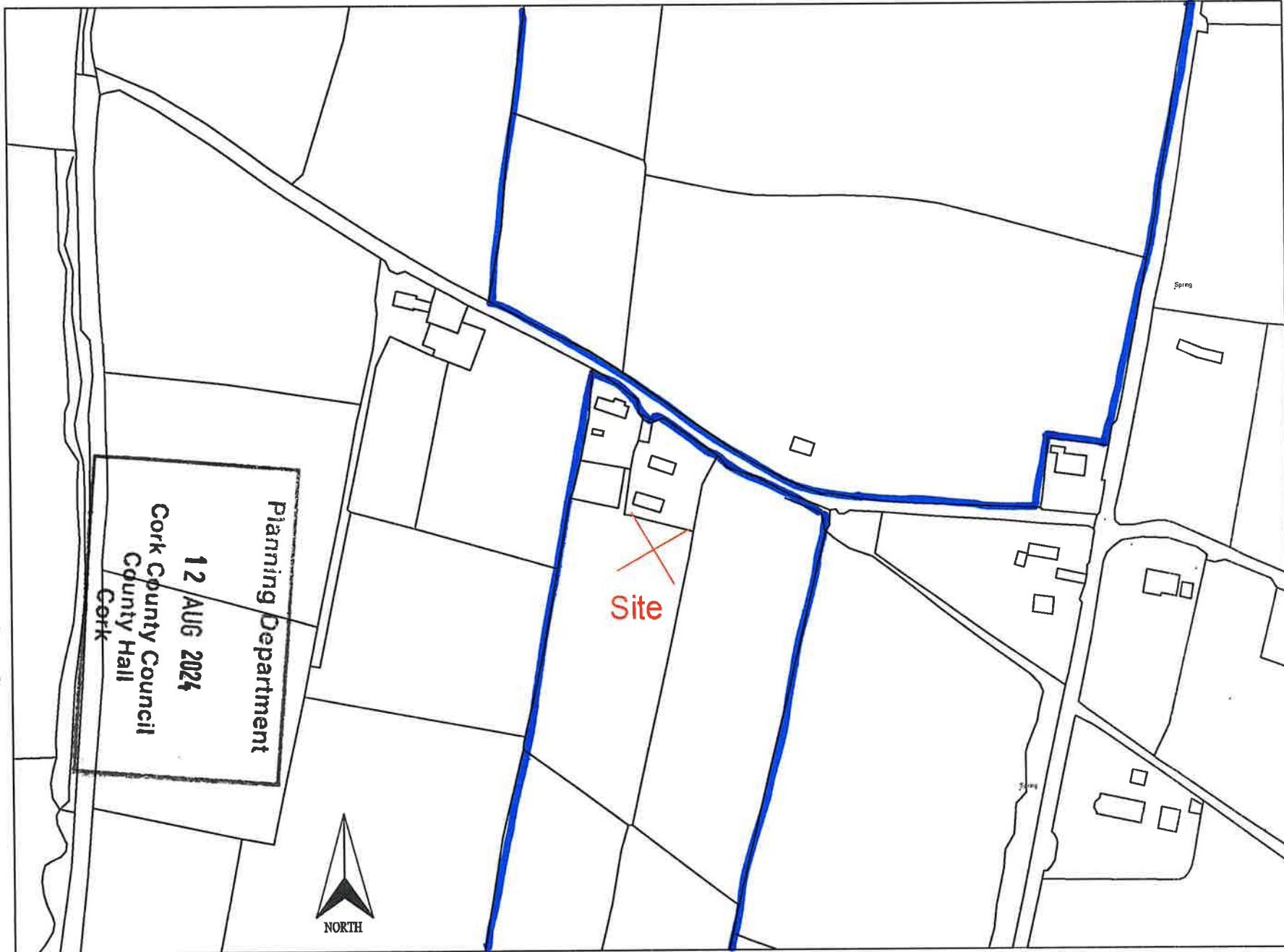
**Anthony Associates Ltd**  
Agriculture Consultants  
Fingert,  
C. Cork  
TEL: (020) 81000  
FAX: (020) 81700  
E: info@anthonyassociates.com

Title: **OSi Rural Place Map**

Client: **John Condon  
Gortnaskehy  
Araglen  
Co. Cork**

Scale: **1:2,500** Date: **14/11/23**

Drawn By: **Julia Drislane B. Appl. Sci**  
Project No: **1382**





| Structures list |        |       |       |          |             |
|-----------------|--------|-------|-------|----------|-------------|
| Title           | Length | Width | Depth | Area/Vol | No. Animals |
| Cubicle house A | 13.8   | 6.9   |       | 95.22    |             |
| Store B         | 12.3   | 5.95  |       | 73.19    |             |
| Store C         | 3.24   | 2.81  |       | 6.05     |             |
| Silage pit D    | 9.5    | 7.8   |       | 74.10    |             |
| Store I         | 9.56   | 6.05  |       | 57.83    |             |

Planning Department  
 12 AUG 2024  
 Cork County Council  
 County Hall  
 Cork

**Anthony Associates Ltd**  
 Agriculture Consultants  

 Fermoy, Co. Cork  
 Tel: (023) 8722  
 Fax: (023) 8722  
 E: info@anthonyassociates.com

Title: Current yard

Client: John Condon  
 Gortnaskehy  
 Araglen  
 Co. Cork

Scale: 1:500  
 Date: 07/08/2024

Drawn By: Julia Drislane B. Appl. Sci.  
 Project No: 1391

**NOTES:**  
 The work shall be constructed in strict accordance with the specification of the following Irish equipment codes of the Department of Agriculture and Food: 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 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Planning Department  
 12 AUG 2024  
 Cork County Council  
 County Hall  
 Cork

| Structures list |        |        |       |          |             |
|-----------------|--------|--------|-------|----------|-------------|
| Title           | Length | Width  | Depth | Area/Vol | No. Animals |
| Cubicle house A | 13.8   | 6.9    |       | 95.22    |             |
| Store B         | 12.3   | 5.95   |       | 73.19    |             |
| Store C         | 3.24   | 2.81   |       | 6.05     |             |
| Silage pit D    | 9.5    | 7.8    |       | 74.10    |             |
| Slatted tank E  | 23.4   | 4.1    | 2.4   | 230.250  |             |
| Cubicle house F | 14     | 7.4    |       | 103.60   |             |
| Overhang G      | 14     | 2      |       | 28.00    |             |
| Handling pen H  | varies | varies |       | 35.06    |             |
| Store I         | 9.56   | 6.05   |       | 57.84    |             |

**Anthony & Associates Ltd**  
 Agriculture Consultants

Title: Proposed yard

Client: John Condon  
 Gortnaskehy  
 Araglen  
 Co. Cork

Scale: 1:500 Date: 07/08/2024

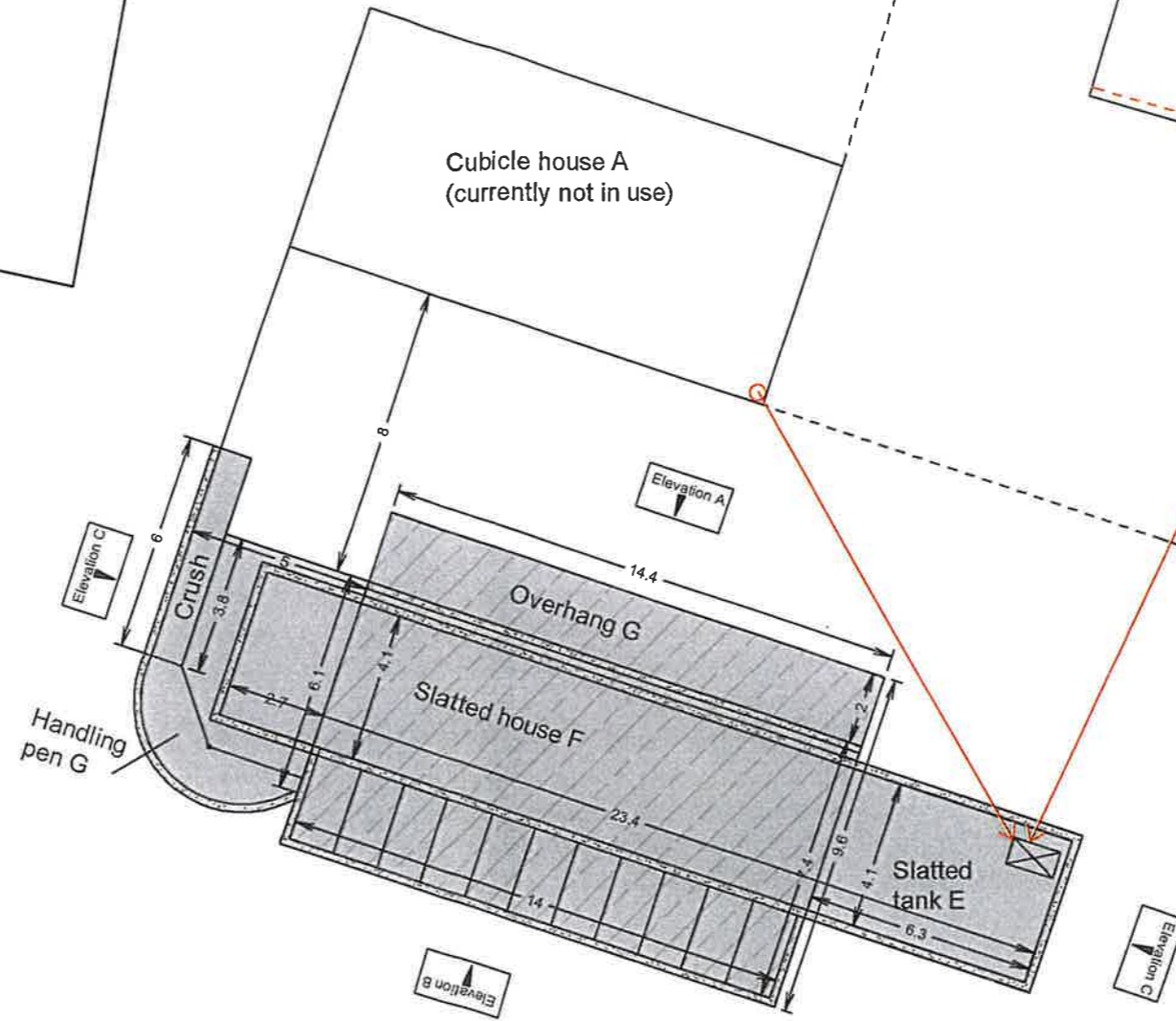
Drawn By: Julia Drislane B. Appl. Sc.  
 Project No: 1391

NOTES:  
 The work shall be constructed in strict accordance with the specification of the following farm development scheme of the Department of Agriculture and Food: (1) 01, 0101, 0104, 0108, 0112, 0121, 0124, 0128, 0131, 0134, 0137, 0141, 0144, 0147, 0151, 0154, 0157, 0161, 0164, 0167, 0171, 0174, 0177, 0181, 0184, 0187, 0191, 0194, 0197, 0201, 0204, 0207, 0211, 0214, 0217, 0221, 0224, 0227, 0231, 0234, 0237, 0241, 0244, 0247, 0251, 0254, 0257, 0261, 0264, 0267, 0271, 0274, 0277, 0281, 0284, 0287, 0291, 0294, 0297, 0301, 0304, 0307, 0311, 0314, 0317, 0321, 0324, 0327, 0331, 0334, 0337, 0341, 0344, 0347, 0351, 0354, 0357, 0361, 0364, 0367, 0371, 0374, 0377, 0381, 0384, 0387, 0391, 0394, 0397, 0401, 0404, 0407, 0411, 0414, 0417, 0421, 0424, 0427, 0431, 0434, 0437, 0441, 0444, 0447, 0451, 0454, 0457, 0461, 0464, 0467, 0471, 0474, 0477, 0481, 0484, 0487, 0491, 0494, 0497, 0501, 0504, 0507, 0511, 0514, 0517, 0521, 0524, 0527, 0531, 0534, 0537, 0541, 0544, 0547, 0551, 0554, 0557, 0561, 0564, 0567, 0571, 0574, 0577, 0581, 0584, 0587, 0591, 0594, 0597, 0601, 0604, 0607, 0611, 0614, 0617, 0621, 0624, 0627, 0631, 0634, 0637, 0641, 0644, 0647, 0651, 0654, 0657, 0661, 0664, 0667, 0671, 0674, 0677, 0681, 0684, 0687, 0691, 0694, 0697, 0701, 0704, 0707, 0711, 0714, 0717, 0721, 0724, 0727, 0731, 0734, 0737, 0741, 0744, 0747, 0751, 0754, 0757, 0761, 0764, 0767, 0771, 0774, 0777, 0781, 0784, 0787, 0791, 0794, 0797, 0801, 0804, 0807, 0811, 0814, 0817, 0821, 0824, 0827, 0831, 0834, 0837, 0841, 0844, 0847, 0851, 0854, 0857, 0861, 0864, 0867, 0871, 0874, 0877, 0881, 0884, 0887, 0891, 0894, 0897, 0901, 0904, 0907, 0911, 0914, 0917, 0921, 0924, 0927, 0931, 0934, 0937, 0941, 0944, 0947, 0951, 0954, 0957, 0961, 0964, 0967, 0971, 0974, 0977, 0981, 0984, 0987, 0991, 0994, 0997, 1001, 1004, 1007, 1011, 1014, 1017, 1021, 1024, 1027, 1031, 1034, 1037, 1041, 1044, 1047, 1051, 1054, 1057, 1061, 1064, 1067, 1071, 1074, 1077, 1081, 1084, 1087, 1091, 1094, 1097, 1101, 1104, 1107, 1111, 1114, 1117, 1121, 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4997, 5001, 5004, 5007, 5011, 5014, 5017, 5021, 5024, 5027, 5031, 5034, 5037, 5041, 5044, 5047, 5051, 5054, 5057, 5061, 5064, 5067, 5071, 5074, 5077, 5081, 5084, 5087, 5091, 5094, 5097, 5101, 5104, 5107, 5111, 5114, 5117, 5121, 5124, 5127, 5131, 5134, 5137, 5141, 5144, 5147, 5151, 5154, 5157, 5161, 5164, 5167, 5171, 5174, 5177, 5181, 5184, 5187, 5191, 5194, 5197, 5201, 5204, 5207, 5211, 5214, 5217, 5221, 5224, 5227, 5231, 5234, 5237, 5241, 5244, 5247, 5251, 5254, 5257, 5261, 5264, 5267, 5271, 5274, 5277, 5281, 5284, 5287, 5291, 5294, 5297, 5301, 5304, 5307, 5311, 5314, 5317, 5321, 5324, 5327, 5331, 5334, 5337, 5341, 5344, 5347, 5351, 5354, 5357, 5361, 5364, 5367, 5371, 5374, 5377, 5381, 5384, 5387, 5391, 5394, 5397, 5401, 5404, 5407, 5411, 5414, 5417, 5421, 5424, 5427, 5431, 5434, 5437, 5441, 5444, 5447, 5451, 5454, 5457, 5461, 5464, 5467, 5471, 5474, 5477, 5481, 5484, 5487, 5491, 5494, 5497, 5501, 5504, 5507, 5511, 5514, 5517, 5521, 5524, 5527, 5531, 5534, 5537, 5541, 5544, 5547, 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6104, 6107, 6111, 6114, 6117, 6121, 6124, 6127, 6131, 6134, 6137, 6141, 6144, 6147, 6151, 6154, 6157, 6161, 6164, 6167, 6171, 6174, 6177, 6181, 6184, 6187, 6191, 6194, 6197, 6201, 6204, 6207, 6211, 6214, 6217, 6221, 6224, 6227, 6231, 6234, 6237, 6241, 6244, 6247, 6251, 6254, 6257, 6261, 6264, 6267, 6271, 6274, 6277, 6281, 6284, 6287, 6291, 6294, 6297, 6301, 6304, 6307, 6311, 6314, 6317, 6321, 6324, 6327, 6331, 6334, 6337, 6341, 6344



Silage pit D

Cubicle house A  
(currently not in use)



**Planning Department**

**12 AUG 2024**

**Cork County Council**

**County Hall**

**Cork**

**Anthony Associates Ltd.**  
Agriculture Consultants

PROPOSED  
© 2024/2023  
CORK  
TEL: 028 2000 2000  
FAX: 028 2000 2001  
E: info@anthonyassociates.com

Title: **Proposed structures**

Client: **John Condon  
Gortnaskehy  
Araglen  
Co. Cork**

Scale: **1:200**      Date: **07/08/2024**

Drawn By: **Julia Drislane B. Appl. Sci.**      Project No.: **1391**

NOTES:  
The work shall be constructed in strict accordance with the specifications of the following farm development scheme of the Department of Agriculture and Food: 2501, 4845, 5109, 6140, 6523, 6920, 6126, 6128, 6129, 6130, 6131, 6132, 6133, 6134, 6135, 6136, 6137, 6138, 6139, 6140, 6141, 6142, 6143, 6144, 6145, 6146, 6147, 6148, 6149, 6150, 6151, 6152, 6153, 6154, 6155, 6156, 6157, 6158, 6159, 6160, 6161, 6162, 6163, 6164, 6165, 6166, 6167, 6168, 6169, 6170, 6171, 6172, 6173, 6174, 6175, 6176, 6177, 6178, 6179, 6180, 6181, 6182, 6183, 6184, 6185, 6186, 6187, 6188, 6189, 6190, 6191, 6192, 6193, 6194, 6195, 6196, 6197, 6198, 6199, 6200, 6201, 6202, 6203, 6204, 6205, 6206, 6207, 6208, 6209, 6210, 6211, 6212, 6213, 6214, 6215, 6216, 6217, 6218, 6219, 6220, 6221, 6222, 6223, 6224, 6225, 6226, 6227, 6228, 6229, 6230, 6231, 6232, 6233, 6234, 6235, 6236, 6237, 6238, 6239, 6240, 6241, 6242, 6243, 6244, 6245, 6246, 6247, 6248, 6249, 6250, 6251, 6252, 6253, 6254, 6255, 6256, 6257, 6258, 6259, 6260, 6261, 6262, 6263, 6264, 6265, 6266, 6267, 6268, 6269, 6270, 6271, 6272, 6273, 6274, 6275, 6276, 6277, 6278, 6279, 6280, 6281, 6282, 6283, 6284, 6285, 6286, 6287, 6288, 6289, 6290, 6291, 6292, 6293, 6294, 6295, 6296, 6297, 6298, 6299, 6300, 6301, 6302, 6303, 6304, 6305, 6306, 6307, 6308, 6309, 6310, 6311, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6324, 6325, 6326, 6327, 6328, 6329, 6330, 6331, 6332, 6333, 6334, 6335, 6336, 6337, 6338, 6339, 6340, 6341, 6342, 6343, 6344, 6345, 6346, 6347, 6348, 6349, 6350, 6351, 6352, 6353, 6354, 6355, 6356, 6357, 6358, 6359, 6360, 6361, 6362, 6363, 6364, 6365, 6366, 6367, 6368, 6369, 6370, 6371, 6372, 6373, 6374, 6375, 6376, 6377, 6378, 6379, 6380, 6381, 6382, 6383, 6384, 6385, 6386, 6387, 6388, 6389, 6390, 6391, 6392, 6393, 6394, 6395, 6396, 6397, 6398, 6399, 6400, 6401, 6402, 6403, 6404, 6405, 6406, 6407, 6408, 6409, 6410, 6411, 6412, 6413, 6414, 6415, 6416, 6417, 6418, 6419, 6420, 6421, 6422, 6423, 6424, 6425, 6426, 6427, 6428, 6429, 6430, 6431, 6432, 6433, 6434, 6435, 6436, 6437, 6438, 6439, 6440, 6441, 6442, 6443, 6444, 6445, 6446, 6447, 6448, 6449, 6450, 6451, 6452, 6453, 6454, 6455, 6456, 6457, 6458, 6459, 6460, 6461, 6462, 6463, 6464, 6465, 6466, 6467, 6468, 6469, 6470, 6471, 6472, 6473, 6474, 6475, 6476, 6477, 6478, 6479, 6480, 6481, 6482, 6483, 6484, 6485, 6486, 6487, 6488, 6489, 6490, 6491, 6492, 6493, 6494, 6495, 6496, 6497, 6498, 6499, 6500, 6501, 6502, 6503, 6504, 6505, 6506, 6507, 6508, 6509, 6510, 6511, 6512, 6513, 6514, 6515, 6516, 6517, 6518, 6519, 6520, 6521, 6522, 6523, 6524, 6525, 6526, 6527, 6528, 6529, 6530, 6531, 6532, 6533, 6534, 6535, 6536, 6537, 6538, 6539, 6540, 6541, 6542, 6543, 6544, 6545, 6546, 6547, 6548, 6549, 6550, 6551, 6552, 6553, 6554, 6555, 6556, 6557, 6558, 6559, 6560, 6561, 6562, 6563, 6564, 6565, 6566, 6567, 6568, 6569, 6570, 6571, 6572, 6573, 6574, 6575, 6576, 6577, 6578, 6579, 6580, 6581, 6582, 6583, 6584, 6585, 6586, 6587, 6588, 6589, 6590, 6591, 6592, 6593, 6594, 6595, 6596, 6597, 6598, 6599, 6600, 6601, 6602, 6603, 6604, 6605, 6606, 6607, 6608, 6609, 6610, 6611, 6612, 6613, 6614, 6615, 6616, 6617, 6618, 6619, 6620, 6621, 6622, 6623, 6624, 6625, 6626, 6627, 6628, 6629, 6630, 6631, 6632, 6633, 6634, 6635, 6636, 6637, 6638, 6639, 6640, 6641, 6642, 6643, 6644, 6645, 6646, 6647, 6648, 6649, 6650, 6651, 6652, 6653, 6654, 6655, 6656, 6657, 6658, 6659, 6660, 6661, 6662, 6663, 6664, 6665, 6666, 6667, 6668, 6669, 6670, 6671, 6672, 6673, 6674, 6675, 6676, 6677, 6678, 6679, 6680, 6681, 6682, 6683, 6684, 6685, 6686, 6687, 6688, 6689, 6690, 6691, 6692, 6693, 6694, 6695, 6696, 6697, 6698, 6699, 6700, 6701, 6702, 6703, 6704, 6705, 6706, 6707, 6708, 6709, 6710, 6711, 6712, 6713, 6714, 6715, 6716, 6717, 6718, 6719, 6720, 6721, 6722, 6723, 6724, 6725, 6726, 6727, 6728, 6729, 6730, 6731, 6732, 6733, 6734, 6735, 6736, 6737, 6738, 6739, 6740, 6741, 6742, 6743, 6744, 6745, 6746, 6747, 6748, 6749, 6750, 6751, 6752, 6753, 6754, 6755, 6756, 6757, 6758, 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7423, 7424, 7425, 7426, 7427, 7428, 7429, 7430, 7431, 7432, 7433, 7434, 7435, 7436, 7437, 7438, 7439, 7440, 7441, 7442, 7443, 7444, 7445, 7446, 7447, 7448, 7449, 7450, 7451, 7452, 7453, 7454, 7455, 7456, 7457, 7458, 7459, 7460, 7461, 7462, 7463, 7464, 7465, 7466, 7467, 7468, 7469, 7470, 7471, 7472, 7473, 7474, 7475, 7476, 7477, 7478, 7479, 7480, 7481, 7482, 7483, 7484, 7485, 7486, 7487, 7488, 7489, 7490, 7491, 7492, 7493, 7494, 7495, 7496, 7497, 7498, 7499, 7500, 7501, 7502, 7503, 7504, 7505, 7506, 7507, 7508, 7509, 7510, 7511, 7512, 7513, 7514, 7515, 7516, 7517, 7518, 7519, 7520, 7521, 7522, 7523, 7524, 7525, 7526, 7527, 7528, 7529, 7530, 7531, 7532, 7533, 7534, 7535, 7536, 7537, 7538, 7539, 7540, 7541, 7542, 7543, 7544, 7545, 7546, 7547, 7548, 7549, 7550, 7551, 7552, 7553, 7554, 7555, 7556, 7557, 7558, 7559, 7560, 7561, 7562, 7563, 7564, 7565, 7566, 7567, 7568, 7569, 7570, 7571, 7572, 7573, 7574, 7575, 7576, 7577, 7578, 7579, 7580, 7581, 7582, 7583, 7584, 7585, 7586, 7587, 7588, 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7755, 7756, 7757, 7758, 7759, 7760, 7761, 7762, 7763, 7764, 7765, 7766, 7767, 7768, 7769, 7770, 7771, 7772, 7773, 7774, 7775, 7776, 7777, 7778, 7779, 7780, 7781, 7782, 7783, 7784, 7785, 7786, 7787, 7788, 7789, 7790, 7791, 7792, 7793, 7794, 7795, 7796, 7797, 7798, 7799, 7800, 7801, 7802, 7803, 7804, 7805, 7806, 7807, 7808, 7809, 7810, 7811, 7812, 7813, 7814, 7815, 7816, 7817, 7818, 7819, 7820, 7821, 7822, 7823, 7824, 7825, 7826, 7827, 7828, 7829, 7830, 7831, 7832, 7833, 7834, 7835, 7836, 7837, 7838, 7839, 7840, 7841, 7842, 7843, 7844, 7845, 7846, 7847, 7848, 7849, 7850, 7851, 7852, 7853, 7854, 7855, 7856, 7857, 7858, 7859, 7860, 7861, 7862, 7863, 7864, 7865, 7866, 7867, 7868, 7869, 7870, 7871, 7872, 7873, 7874, 7875, 7876, 7877, 7878, 7879, 7880, 7881, 7882, 7883, 7884, 7885, 7886, 7887, 7888, 7889, 7890, 7891, 7892, 7893, 7894, 7895, 7896, 7897, 7898, 7899, 7900, 7901, 7902, 7903, 7904, 7905, 7906, 7907, 7908, 7909, 7910, 7911, 7912, 7913, 7914, 7915, 7916, 7917, 7918, 7919, 7920, 7921, 7922, 7923, 7924, 7925, 7926, 7927, 7928, 7929, 7930, 7931, 7932, 7933, 7934, 7935, 7936, 7937, 7938, 7939, 7940, 7941, 7942, 7943, 7944, 7945, 7946, 7947, 7948, 7949, 7950, 7951, 7952, 7953, 7954, 7955, 7956, 7957, 7958, 7959, 7960, 7961, 7962, 7963, 7964, 7965, 7966, 7967, 7968, 7969, 7970, 7971, 7972, 7973, 7974, 7975, 7976, 7977, 7978, 7979, 7980, 7981, 7982, 7983, 7984, 7985, 7986, 7987, 7988, 7989, 7990, 7991, 7992, 7993, 7994, 7995, 7996, 7997, 7998, 7999, 8000, 8001, 8002, 8003, 8004, 8005, 8006, 8007, 8008, 8009, 8010



