

Christopher Kinghan & Associates

CHARTERED BUILDING SURVEYOR
ARCHITECTURAL, PLANNING & ENVIRONMENTAL DESIGN SOLUTIONS

Carricknagoan, Coolderry P.O., Carrickmacross, Co. Monaghan, A81 E720.

Tel: 085 164 6179 Email: kinghanchris@yahoo.com

Our Ref: CK/R/DC Your Ref: PD/23/255

The Planning Department
Áras an Chontae
Roscommon
County Roscommon
F42 VR98

Dear Sirs,

Ref: DED 563

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development. WHEREAS a question has arisen as to whether proposed development consisting of open fenced horse arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard at Cloonfad, Leitrim Village, Co. Roscommon is or is not development or is or is not exempted development.

Provision of further information DED563.

In connection with the request for further information, we enclose the following documentation:-

Schedule of Further Information Documentation

Note all 2 copies unless stated

1. Please submit a revised site layout plan at a scale of 1:500 illustrating all elements of the overall site.

See Expanded (Farm) Site Plan Scale 1:500

2. In order to determine if the open fenced horse arena and gallops are exempt under Class 10 of Part 3 of Schedule 2, of the Planning and Development Regulations 2001 (as amended), please clarify if the proposal will be used for personal use or as a commercial enterprise (including holding public events).

The Gallups is for personal use only.

3. It is noted that significant interventions have been carried out in order to create a farm entrance and access track. Please confirm when all works were carried out.

2022 If a formal Planning Application is required for retention of the entrance the applicant is happy to comply if it enables this application to be finalised. Obviously, it is outside the scope of this application.

We trust the above documentation is satisfactory and look forward to your favourable decision.

Yours faithfully,



Christopher Kinghan B.Sc.(Hons) A.R.I.C.S.

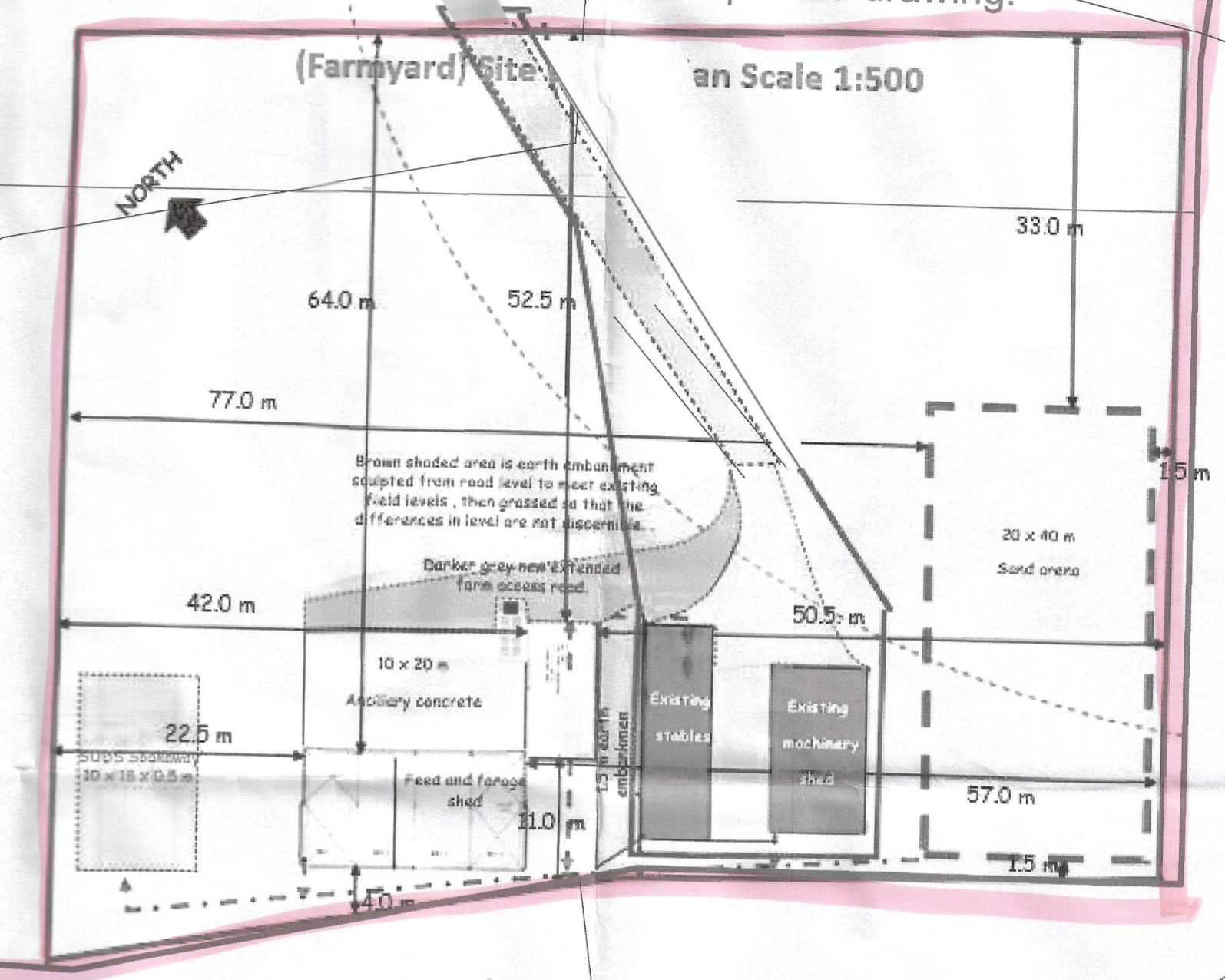
Chartered Building Surveyor



(FARM) SITE LAYOUT PLAN SCALE 1:500



Farmyard Plan with thinner red boundary line provided separately in a smaller printed drawing.



CHRISTOPHER KINGHAN &
ASSOCIATES
CHARTERED BUILDING SURVEYOR
ARCHITECTURAL, PLANNING &
ENVIRONMENTAL DESIGN SOLUTIONS
Carricknagoan, Coolderry P.O.,
Carrickmacross, Co. Monaghan, A81 E720. Tel:
085 164 6179 Email: kinghanchris@yahoo.com

Application to Roscommon County Council for
Confirmation of Exempted development for
Open fenced Horse Arena, feed and fodder
shed, gallops, roofed manure pit and ancillary
works (farm road, concrete yard, wall) using
existing farm entrance to existing farmyard). At
Cloonfad, LeitrimVillage, Co. Roscommon for
FionnualaMcGuinness



From: Planning Department
Sent: Friday 9 June 2023 17:47
To: kinghanchris@yahoo.com
Subject: RCC Planning Ref. No. DED 563 - Request for Further Information
Attachments: DED 563 - Request for Further Information.pdf

A Chara,

Please find attached, letter dated 9th June 2023 requesting the submission of Further Information in respect of Request for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) Reference No. DED 563.

Given that an e-mail address has not been provided by the applicant we would be obliged if you could ensure that a copy of this Request for Further Information is provided to the applicant.

Mise le meas,

Mary Dolan, Administrative Officer, Planning,
Áras an Chontae, Roscommon, Co. Roscommon, F42 VR98.
☎ (090) 6637176 ✉ marydolan@roscommoncoco.ie
Please address all e-mail correspondence to planning@roscommoncoco.ie
🌐 www.roscommoncoco.ie



Correspondence issuing from the Planning Section in Roscommon County Council will generally be in electronic form only except in instances where an e-mail address has not been provided.



Comhairle Contae
Ros Comáin
Roscommon
County Council



Fionnuala McGuinness,

Date: 09/06/2023

Ref: DED 563

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development. WHEREAS a question has arisen as to whether proposed development consisting of open fenced horse arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard at Cloonfad, Leitrim Village, Co, Roscommon is or is not development or is or is not exempted development.

A Chara,

Further to your application received on the 12th May, 2023 and in order for the Planning Authority to determine as to whether the proposed development consisting of open fenced horse arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard at Cloonfad, Leitrim Village, Co, Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

1. Please submit a revised site layout plan at a scale of 1:500 illustrating all elements of the overall site.
2. In order to determine if the open fenced horse arena and gallops are exempt under Class 10 of Part 3 of Schedule 2, of the Planning and Development Regulations 2001 (as amended), please clarify if the proposal will be used for personal use or as a commercial enterprise (including holding public events).
3. It is noted that significant interventions have been carried out in order to create a farm entrance and access track. Please confirm when all works were carried out.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 563**.

Note: Replies to this communication must be by way of original documents.

Mise le meas,

**Administrative Officer,
Planning.**

cc. Christopher Kinghan,
Carricknagoan, Coolderry P.O.,
Carrickmacross, Co. Monaghan.

Page 1 of 2



Comhairle Contae
Ros Comáin
Roscommon
County Council



Fionnuala McGuinness,



Date: 09/06/2023

Ref: DED 563

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development. WHEREAS a question has arisen as to whether proposed development consisting of open fenced horse arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard at Cloonfad, Leitrim Village, Co, Roscommon is or is not development or is or is not exempted development.

A Chara,

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1. Please submit a revised site layout plan at a scale of 1:500 illustrating all elements of the overall site.
2. In order to determine if the open fenced horse arena and gallops are exempt under Class 10 of Part 3 of Schedule 2, of the Planning and Development Regulations 2001 (as amended), please clarify if the proposal will be used for personal use or as a commercial enterprise (including holding public events).
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Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number DED 563.

Note: Replies to this communication must be by way of original documents.

Mise le meas,

Administrative Officer,
Planning.

cc. Christopher Kinghan,
Carricknagoan, Coolderry P.O.,
Carrickmacross, Co. Monaghan.

Page 1 of 2

**Planner's Report on application under Section 5 of the
Planning and Development Act, 2000 (as amended).**

Reference Number:

DED 563

Name and Address of Applicant:

Fionnuala McGuinness, [REDACTED]
[REDACTED]

AGENT:

Christopher Kinghan, Carricknagoan, Coolderry,
Carrickmacross, Co. Monaghan.

WHEREAS a question has arisen as to whether a proposed development of the construction Proposed open fenced horse arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard at Cloonfad, Leitrim Village, Co. Roscommon. is or is not development and is or is not exempted development

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act 2000, (as amended).
- (b) Article 6 of the Planning and Development Regulations 2001, (as amended).
Class 6, 8, 10 of Part 3 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended).
- (c) Article 9 of the Planning and Development Regulations 2001, (as amended).
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act 2000, (as amended)

1.0 Site Location and Description

The subject site is located in the townland of Cloonfad, Leitrim Village. There are two buildings located on the subject site one of which is a stables, the gross floor area is stated to be 115m² and it is unclear what the second structure is used for, however on the site layout plan submitted it is stated to be "existing machinery shed" and the gross floor area is stated to be 128m². A new entrance (works included the removal of the roadside boundary), road and hardstanding area has recently been constructed.

2.0 Planning History

No planning history on the subject site.

3.0 Relevant Legislation

Planning and Development Act, 2000

Section 2 (1)

“works” include any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3 (1)

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 4(1) of the Act defines certain types of development as being ‘exempted development’. Of potential relevance is section 4(1)(a) which provides as follows:

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;

I am satisfied that the development in question falls within the above, in that the nature of the development is for agricultural purposes provided in the Act, and therefore, can be considered to be exempted development under the provisions of the Planning & Development Act, 2000 as amended

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001

Article 6 (1)

Subject to article 9, 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.

Class 6 of Part 3 of Schedule 2: Exempted development - Rural

Description of Development	Conditions and Limitations
<p><i>Agricultural Structures</i></p> <p>CLASS 6</p> <p><i>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 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.</i></p>	<ol style="list-style-type: none"> 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 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. 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 the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.

	<p>4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.</p> <p>5. No such structure within 100 metres of any public road shall exceed 8 metres in height.</p> <p>6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres 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 in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.</p> <p>7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.</p>
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Class 8 of Part 3 of Schedule 2: Exempted development - Rural

Description of Development	Conditions and Limitations
<p>CLASS 8 <i>Works consisting of the provision of roofless cubicles, open loose yards, self-feed silo or silage areas, feeding aprons, assembly yards, milking parlours or structures for the making or storage of silage or any other structures of a similar character or description, having an aggregate gross floor space not exceeding 200 square metres, and any ancillary provision for effluent storage.</i></p>	<ol style="list-style-type: none"> 1. No such structure shall be used for any purpose other than the purpose of agriculture. 2. The gross floor space of such structures 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. 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 the Department of the 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 10 metres of any public road. 5. No such structure within 100 metres of any public road shall exceed 8 metres in height. 6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres 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 in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.
	7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

Class 10 of Part 3 of Schedule 2: Exempted development - Rural

Description of Development	Conditions and Limitations
CLASS 10 <i>The erection of an unroofed fenced area for the exercising or training of horses or ponies, together with a drainage bed or soft surface material to provide an all-weather surface.</i>	<ol style="list-style-type: none"> 1. No such structure shall be used for any purpose other than the exercising or training of horses or ponies. 2. No such area shall be used for the staging of public events. 3. No such structure shall be situated within 10 metres of any public road, and no entrance to such area shall be directly off any public road. 4. The height of any such structure shall not exceed 2 metres.

Article 9 (1)

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—

(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,

(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.

It should also be noted that any development for which an Environmental Impact Assessment Report or Appropriate Assessment is required shall not be exempted development unless specifically exempted in Regulations where there is provision in other legislation for the carrying out of EIAR or AA. In addition, the restrictions on exemption, (Art. 9 (1)(a)(viiB)) exclude development, which would otherwise be exempted development under these regulations, where an Appropriate Assessment is required.

4.0 Planning Assessment

The question to be determined in this Section 5 referral is whether the proposed development to construct an open fenced horse arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard at Cloonfad, Leitrim Village, Co. Roscommon. is or is not development and is or is not exempted development. Having considered the definition of both “works” and “development” outlined above, I would deem that the proposed development constitutes works and is therefore development.

The site layout plan submitted is very unclear, it will be necessary to request for a revised site layout plan delineating all elements of the proposal.

In order to determine if the open fenced horse arena and gallops are exempt under Class 10 of Part 3 of Schedule 2, of the Planning and Development Regulations 2001 (as amended), the applicant will be requested further information to clarify the purpose of the proposal on the subject site.

It is noted that significant interventions have been carried out in order to create a farm entrance and access track. It is considered that the works constitutes development as defined under Section (3)(1) of the Planning and Development Act 2000 (as amended), it is necessary to clarify details on this.

Environmental Considerations:

The development is not of a nature set out in Part 2 Schedule 5 of the Planning and Development Regulations 2001 as amended.

The site is located 12km away from Cuilcagh - Anierin Uplands SAC. Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to and distance from any sensitive location, there is no real likelihood of significant effects on European sites arising from the proposed development.

Recommendation: Request Further Information:

1. Please submit a revised site layout plan at a scale of 1:500 illustrating all elements of the overall site.
2. In order to determine if the open fenced horse arena and gallops are exempt under Class 10 of Part 3 of Schedule 2, of the Planning and Development Regulations 2001 (as amended), please clarify if the proposal will be used for personal use or as a commercial enterprise (including holding public events).
3. It is noted that significant interventions have been carried out in order to create a farm entrance and access track. Please confirm when works were carried out.

08th June 2023

Signed:


Karen Dunleavy
Assistant Planner

Date: _____



























Comhairle Contae
Ros Comáin
Roscommon
County Council



Fionnuala McGuinness,



Date: 19th May, 2023.
Planning Reference: DED 563

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

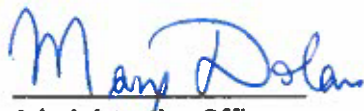
Development: Proposed open fenced horse arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard at Cloonfad, Leitrim Village, Co. Roscommon.

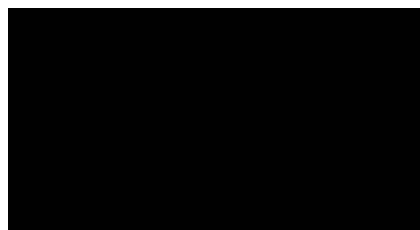
A Chara,

I wish to acknowledge receipt of your application received on the 12th May, 2023, for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development along with the appropriate fee in the sum of €80.00 Receipt No. L01/0/222682 dated 12th May, 2023 refers, receipt enclosed herewith for your attention.

Note: Please note your Planning Reference No. is **DED 563**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,


Administrative Officer,
Planning.

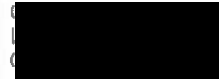


Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

12/05/2023 10:16 09

Receipt No : L01/D/222682

FIONNUALA MCGUINNESS



AGENT: CHRISTOPHER KINGHAN

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 563	

Total : 80.00 EUR

Tendered :
Postal Order 80.00
248554

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office

Fionnuala McGuinness,

Date: 19th May, 2023.
Planning Reference: DED 563

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

Development: Proposed open fenced horse arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard at Cloonfad, Leitrim Village, Co. Roscommon.

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Note: Please note your Planning Reference No. is **DED 563**.
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Mise le meas,



Administrative Officer,
Planning.

CC: Christopher Kinghan,
Carricknagoan,
Coolderry P.O.,
Carrickmacross,
Co. Monaghan.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

12/05/2023 10:16:09

Receipt No : L01/0/222682

FIONNUALA MCGUINNESS



AGENT: CHRISTOPHER KINGHAN

PLANNING APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable
DED 563

Total : 80.00 EUR

Tendered :
Postal Order 80.00
248554

Change : 0.00


Issued By : Bernadine Duignan
From : Central Cash Office



Áras an Chontae,
Roscommon,
Co. Roscommon
Phone: (090) 66 37100
Email: planning@roscommoncoco.ie

Roscommon County Council

**Application for a Declaration under Section 5 of the Planning & Development Act 2000,
regarding Exempted Development**

Name:	Fionnuala McGuinness
Address:	
Name & Address of Agent:	Christopher Kinghan Carricknagoan, Coolderry P.O., Carrickmacross, Co. Monaghan.
Nature of Proposed Works	Open fenced Horse Arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard).
Location (Townland & O.S No.)	Cloonfad (Leitrim Village) Map sheet 1674
Floor Area	75 + 74 = 149 sq m
Height above ground level	5.7 metres
Total area of private open space remaining after completion of this development	7 Ha
Roofing Material (Slates, Tiles, other) (Specify)	Agricultural green or grey cladding.
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Cement grey
Is proposed works located at front/rear/side of existing house.	Class 3 Agricultural exempted development.

Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000,
regarding Exempted Development

Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	Not Applicable
Existing use of land or structure	Agricultural
Proposed use of land or structure	Agricultural
Distance of proposed building line from edge of roadway	100 metres for buildings
Does the proposed development involve the provision of a piped water supply	Yes existing supply mains water by Irish water.
Does the proposed development involve the provision of sanitary facilities	None

Signature:

Christopher Kinghan (Agent).



Date:

10th May 2023

All documentation provided is listed on a Schedule of documentation

Note: This application must be accompanied by:-

- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Details specification of development proposed



Christopher Kinghan & Associates

CHARTERED BUILDING SURVEYOR
ARCHITECTURAL, PLANNING & ENVIRONMENTAL DESIGN SOLUTIONS

Carricknagoan, Coolderry P.O., Carrickmacross, Co. Monaghan.
A81 E720 Tel: 085 164 6179 Email: kinghanchris@yahoo.com

Our Ref: CK/R /FMG Your Ref:

The Planning Department
Áras an Chontae
Roscommon
County Roscommon
F42 VR98

Dear Sirs,

Application to Roscommon County Council for Confirmation of Exempted development for Open fenced Horse Arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard). At Cloonfad, Leitrim Village, Co. Roscommon for Fionnuala McGuinness.

In connection with the above planning application we enclose the following documentation:-

Schedule of Documentation

Note all 1 copy unless stated

- Planning fee €80
- Application form

Note all 2 copies unless stated

- Supplemental Agricultural form
- Letter re- Planning History & Source of water supply
- Site Location Map Scale 1:2,500
- Proposed Farm/Site Layout Plan + contours Scale 1:500
- Construction Drawings for Open fenced horse arena Scale 1:200
- Construction Drawings for Feed and Fodder shed Scale 1:200
- Drawing for Gallops Scale 1:1,000
- Construction Drawings for Roofed Manure Pit Scale 1:200
- Gallops Scale 1:1,000
- Effluent tank : Not to scale
- Standard specification and Safety notes
- Specification for Arena
- Detailed drawing for manure pit walls.
- Desktop Study - Desktop Study - Stage 1 - Statement of Screening for Appropriate Assessment of a nearby Natura designated site.
- Nutrient Management mapping 1:2,500
- SUDS Soakaway trench. Design Schematic only. Not to scale.



We trust the above documentation is satisfactory and look forward to your favourable decision.

Yours faithfully,

A handwritten signature in black ink that reads 'Christopher Kinghan'.

Christopher Kinghan B.Sc.(Hons) A.R.I.C.S.
Chartered Building Surveyor

Christopher Kinghan & Associates

CHARTERED BUILDING SURVEYOR

ARCHITECTURAL, PLANNING & ENVIRONMENTAL DESIGN SOLUTIONS

Carricknagoan, Coolderry P.O., Carrickmacross, Co. Monaghan.
A81 E720 Tel: 085 164 6179 Email: kinghanchris@yahoo.com

Our Ref: CK/R /FMG Your Ref:

The Planning Department
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Dear Sirs,

Application to Roscommon County Council for Confirmation of Exempted development for Open fenced Horse Arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard). At Cloonfad, Leitrim Village, Co. Roscommon for Fionnuala McGuinness.

Planning History

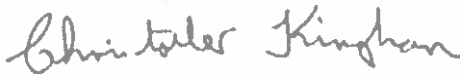
The applicant is owner of the site and farms all the lands detailed in the nutrient management mapping.

The applicant has no agricultural planning history.

There is one neighbouring house within 100 metres of the site. The owner has signed a letter acknowledging the application, stating they do not object to the development and initialled a draft drawing of the site layout plan. (All not for public inspection- however, this letter is a public document).

All houses and farmyard within 100 metres of the site are on mains water supply. All septic tanks within 100 metres of the application are detailed on the site location plan Scale: 1:2,500.

Yours faithfully,



Christopher Kinghan B.Sc.(Hons) A.R.I.C.S.
Chartered Building Surveyor





ROSCOMMON COUNTY COUNCIL
COMHAIRLE CHONTAE ROS COMAIN
Courthouse, Roscommon
Tel: 090 66 32500 – Fax 090 66 37183
Email: planning@roscommoncoco.ie

Supplementary Planning Application Form 2
(Agricultural Developments)

This form is to be completed for all applications for agricultural development. Please note that a failure to submit this information will result in delays with the decision making or lead to a refusal of permission.

1. Detailed description of proposed development

- (a) Buildings feed and fodder shed and Roofed manure pit.
- (b) Other structures (e.g. Pens, Silage Aprons, Crushes, Open Yards) Open fenced Horse Arena, gallops and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard).
- (c) If the proposed development will be served by an effluent storage tank state:
- (i) Size of tank 8,000 gallon tank detailed drawing provided.
- (ii) Method of disposal of effluent from tank: e.g. pumped sprinkler, own vacuum tanker on site, borrowed/hired tanker, other (specify)
Agri contractor with tanker/ drill.

2. Gross floor space of proposed development:

- (a) Buildings 273 square metres
- (b) Other Structures 800 sq m sand arena, concrete yard 199 square metres
- (c) Slatted houses only: penned area: Not Applicable square metres

3. Is the proposed development an extension of an existing farm development or within 100 metres of an existing farm development: Yes Yes/No

If Yes state the floor space of existing

- (a) Buildings Stables 115 sq m square metres
- (b) Other Structures machinery shed 128 sq m square metres

4. State area of land (i.e. size of farm) on which the proposed development will be located: 7.31 ha
5. State maximum number and type of livestock housed or to be housed at any one time in:
- (a) proposed development 10 horses
- (b) Existing development 10 horses
6. Does the proposed development provide for the creation of widening of an access to a public road? Not Applicable Yes/No
7. Will development be connected to:
- (a) E.S.B. supply Yes existing Yes/No
- (b) Water supply Yes mains water existing Yes/No
8. Where farm effluent is to be land spread, state the method used for land spreading. Land registry maps for the lands to be used for spreading should also be submitted in this regard.
slurry tanker injected into soil - effluent only . Manure spread by agri contractor.
9. Attach 3 copies of Nutrient Management Plan
- Roofed manure pit can hold 180 c m of manure , lands for spreading detailed on Nutrient management maps 10 horses over 20 weeks storage period at 0.59 c m /week per horse = 118 cm required

Declaration and Signature

I confirm that the details given in this form (and any attachments) are correct.

Signed: Christopher Kinghan
Carricknagoan,
Coolderry P.O.,
Carrickmacross,
Co. Monaghan.

Date: 11/05/2023



Planning Pack Map

Site Location Plan



Tailte
Éireann

Christopher Kinghan & Associates

CHARTERED BUILDING SURVEYOR

ARCHITECTURAL, PLANNING & ENVIRONMENTAL DESIGN SOLUTIONS

Carricknagoan, Coolderry P.O., Carrickmacross, Co. Monaghan, A81 E720

Tel: 085 164 6179 Email: kinghanchris@yahoo.com

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CENTRE
COORDINATES:
ITM 594143,604310

PUBLISHED:
10/04/2023 ORDER NO.:
50328028_1

MAP SERIES:
1:5,000 MAP SHEETS:
1/2



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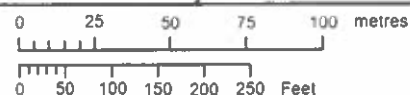
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Red Line denotes site boundary
Blue Line denotes farm boundary
/extent of the lands farmed by
the applicant.



OUTPUT SCALE: 1:2 500

CAPTURE RESOLUTION
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at
[www.dail.ie/search/Capture Resolution](http://www.dail.ie/search/Capture%20Resolution)

LEGEND
View the legend visit
www.dail.ie and search for
Large Scale Legend



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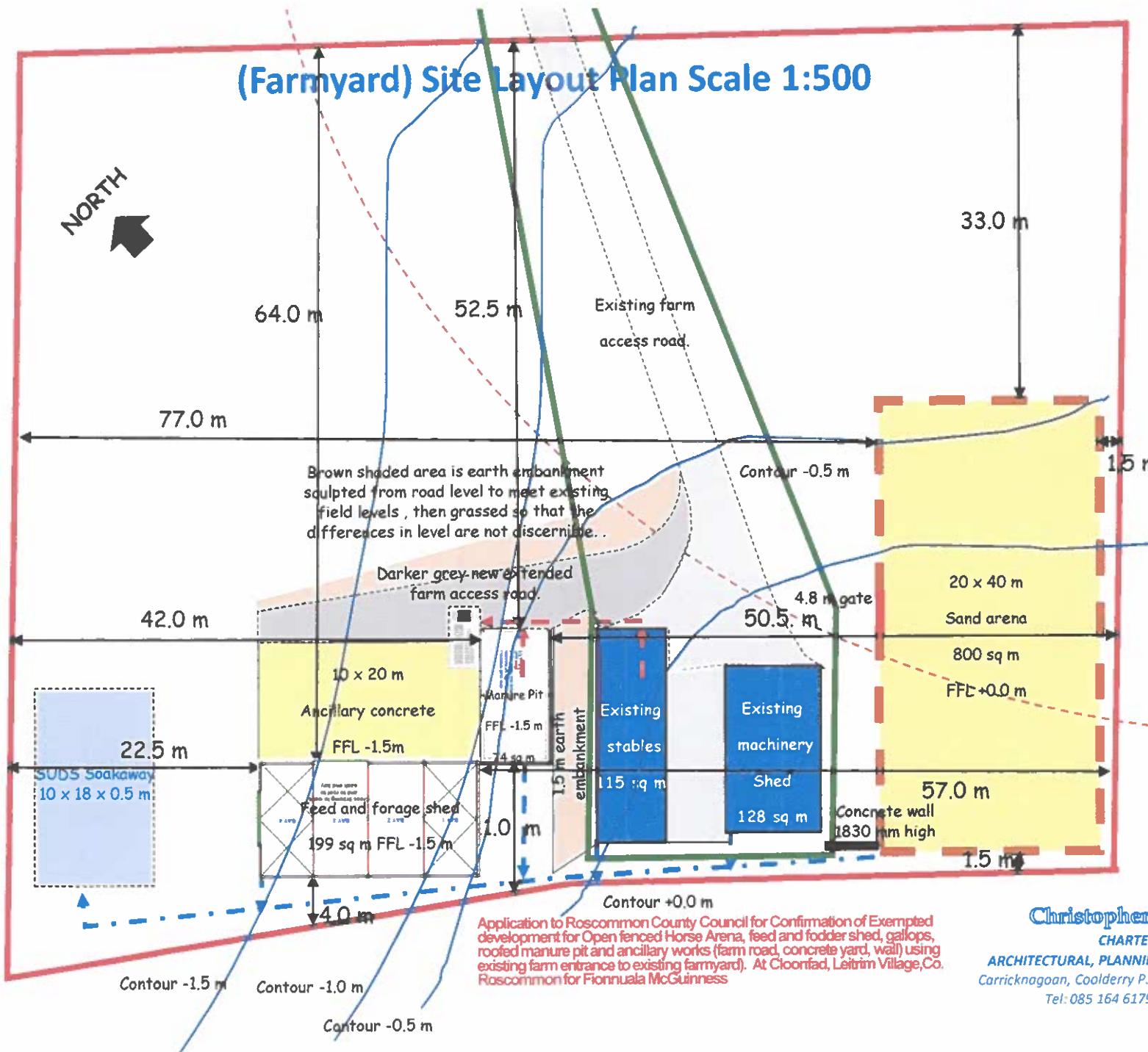
SITE LAYOUT PLAN NOTES

Please read in conjunction with desktop study and drawing

- 1) **SETTING OUT** - **Point A *** is an exact fixed point on the drawing from which all proposed buildings can be set out
- 2) Full surface water and effluent drainage facilities are to be provided throughout the farm yard in accordance with **Department of Agriculture Specification S129 Farmyard drainage, concrete yards and roads**.
- 3) All uncontaminated surface waters from all existing and proposed buildings, roofs and yards shall be separately collected, kept clean and piped directly by an impermeable system to soakaways or to the land drains system as indicated on the Site Layout Plan drawing. Uncontaminated drainage is signified on the drawing by a broken/dotted blue line.
- 4) Contaminated surface water i.e. soiled yard water, and all other effluents including silage effluents **shall not be** allowed to enter drains or waterways. Such effluents shall be directed to slatted tanks or effluent holding tanks. In instances where silage effluent is to be stored, the concrete specification for the holding tank needs to be upgraded accordingly. Contaminated drainage is signified on the drawing by a broken/dotted red line.
- 5) All effluent/slurry holding tanks shall be constructed so that groundwater is prevented from entering said tanks.
- 6) All material waste generated during construction, including any waste waters, shall be recovered and disposed of properly in accordance with the Waste Management Acts 1996-2008. With the exception of excavated material from the site which can be re-used within the applicant's farm boundary.
- 7) All solid manure from existing and proposed buildings is to be stored undercover in a purpose designed covered Manure Pit to be spread on the land in the spreading season.
- 8) Main plan dimensions (for validation purposes) are shown for all new buildings.
- 9) The Site boundary is depicted by a solid red line - it is a notional boundary/ not a legal boundary for planning purposes only.
- 10) The position of the site notice is shown on plan, as the site is a considerable distance from the public road an additional notice is located on the public road accordingly.
- 11) It is not intended to screen existing farmyards with hedging.



(Farmyard) Site Layout Plan Scale 1:500



Infrastructure in green box is existing.

Red dashed arc is 100 meter distance from nearest dwelling. Only the sand arena and farm access road are within the 100 meter arc and the neighbour has signified that this is acceptable



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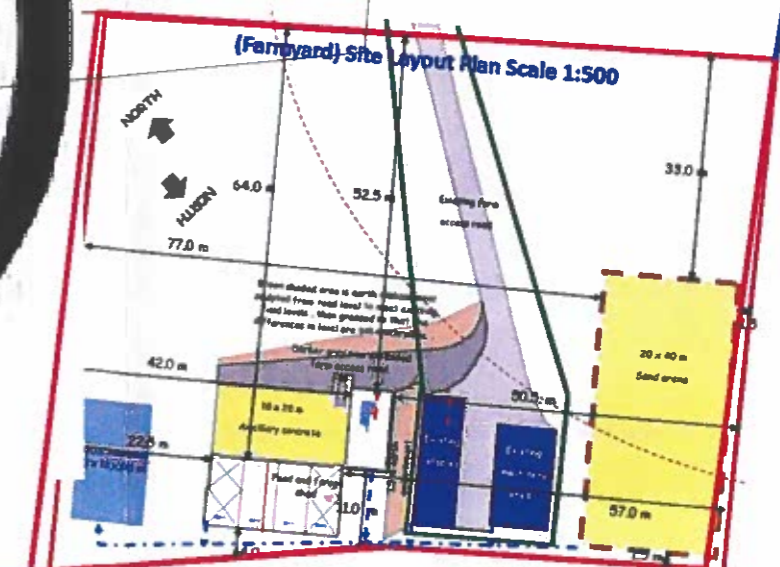
The gallops construction will be as detailed in the Specification notes for the sand arena. It will be 3 meters width, follow the natural contours of the land, and drainage connected to the main SUDS soakaway or directed to natural hollows on the land as long as they are at least 15 meters from any boundary.

Lands owned bounded in blue, the farmyard site bounded in red is only shown for illustration purposes, all detailed measurements and information related to it are found on the Farmyard Plan Scale 1:200.

Existing farmyard access road and entrance Original field boundaries only shown for reference.

(Farmyard) Site Layout Plan Scale 1:500

Lands owned bounded in blue, the farmyard site bounded in red is only shown for illustration purposes, all detailed measurements and information related to it are found on the Farmyard Plan Scale 1:200.

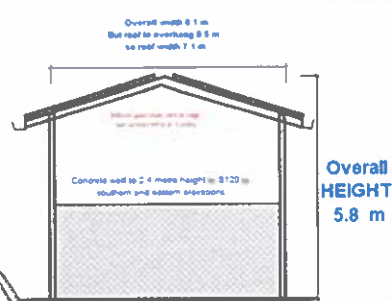


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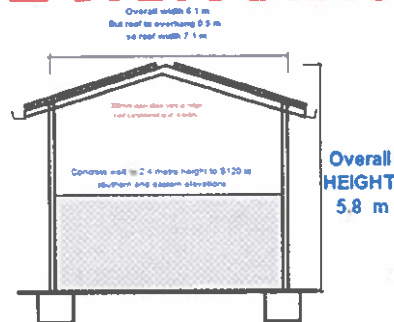
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Note overall dimensions are for building Roof overhangs overall dimensions by 0.5 m on all 4 sides of building

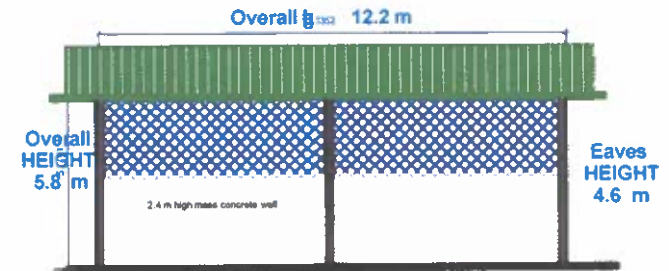
ELEVATIONS & PLAN DRAWINGS Scale 1:200



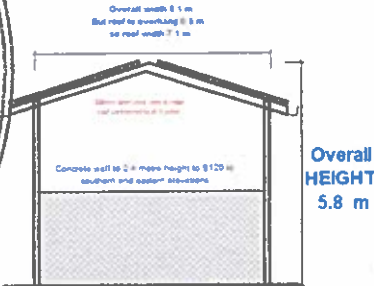
Side Elevation



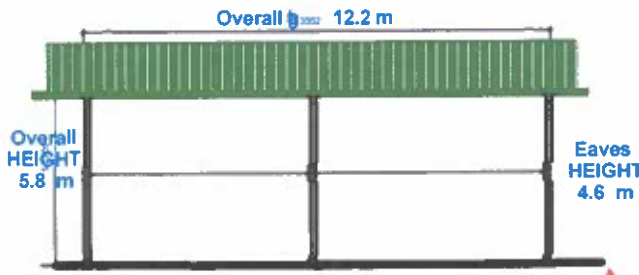
Section A-A



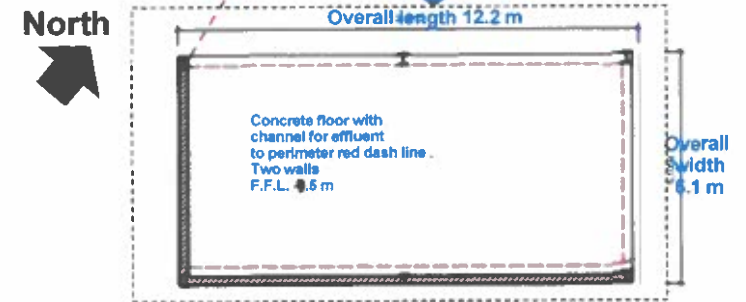
Rear Elevation



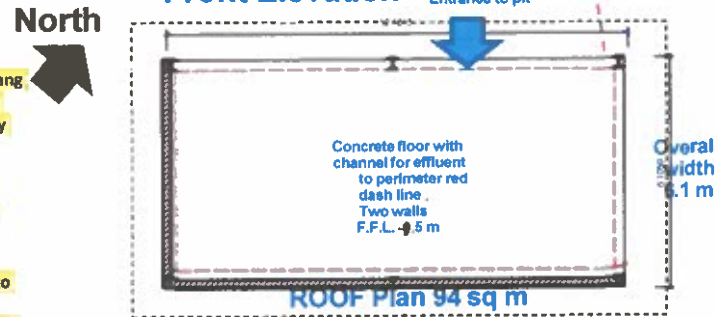
Side Elevation



Front Elevation



Floor Plan 74 sq m



Roof Plan 94 sq m
Measurements

Minimum roof pitch 15 degrees. The roof shall incorporate an overhang of 0.5m on all sides so as to reduce entry of rainfall. The overhang at the gable may be achieved by cantilevering the purlins in the end bay by 0.5m beyond the gable rafter/truss.
2 no. Walls are 2.4 m in height and shall be constructed as per Department of Agriculture specification S.120
Detail drawing for retaining wall to manure pit available on request. Entry to the pit is from the North side.
Roof overhang 0.5 m indicated by dashed line.
Height at eaves 4.6 m approx (4.8 m at outside of wall). No cladding to sides.
Channel is maximum 200 mm from outer edge of kerb. Floor is sloped to channel.

Effluent collection from perimeter drainage channels drained to nearest slatted tank.

Concrete thickness 125 mm min. 150 mm beneath channel. Floor bays 4.5 m x 6 m max. mastic in joints.

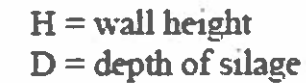
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ALL DRAWINGS MUST BE READ IN
ACCORDANCE WITH SAFETY NOTES AND
SPECIFICATION
Construct in full accordance with Dept of
Agriculture Specification S.101 and S108
Manure pits and dungsteads - June 2017
(doc 755Kb)

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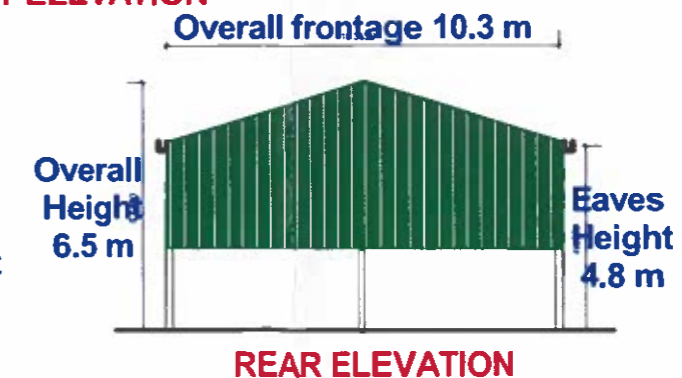
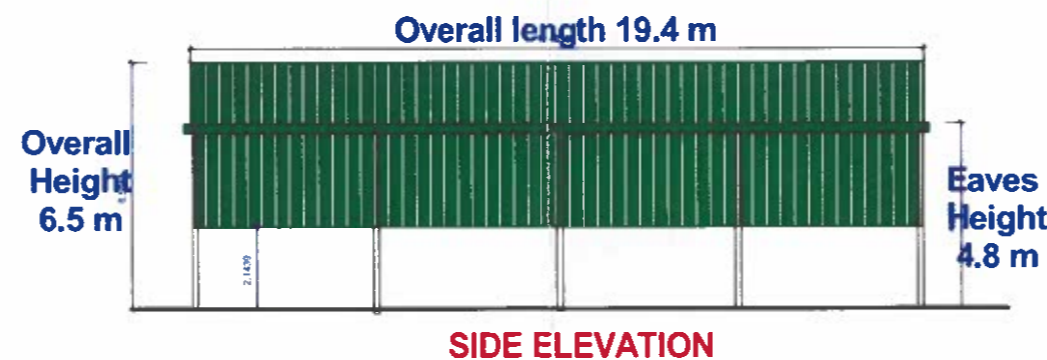
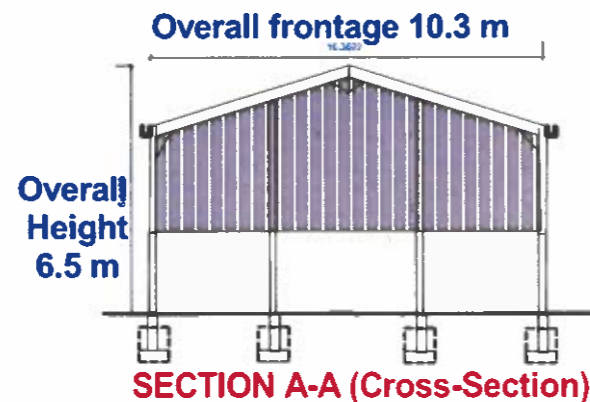
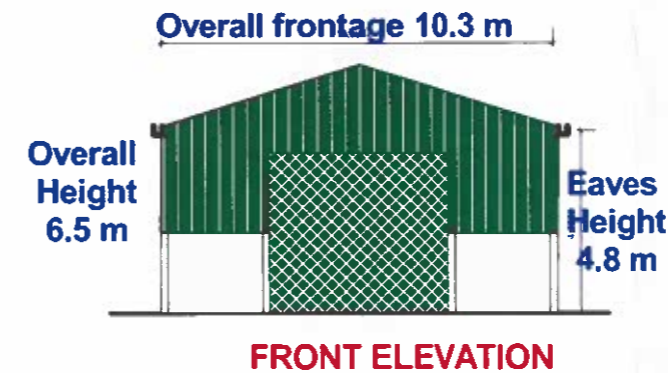
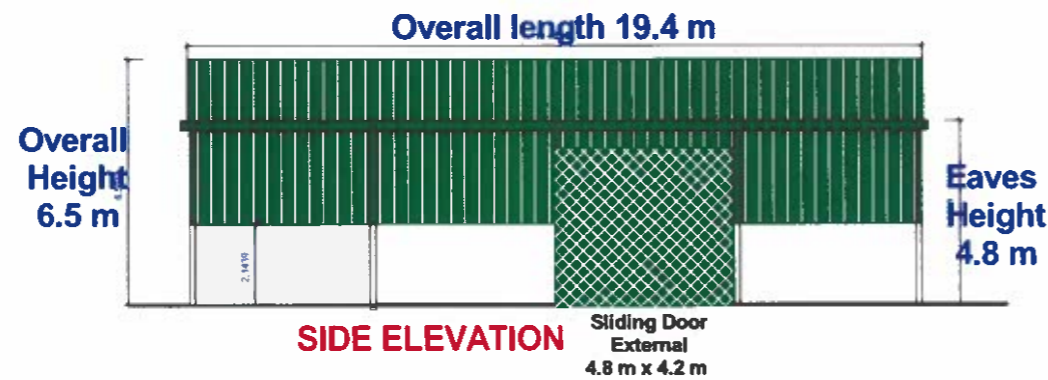
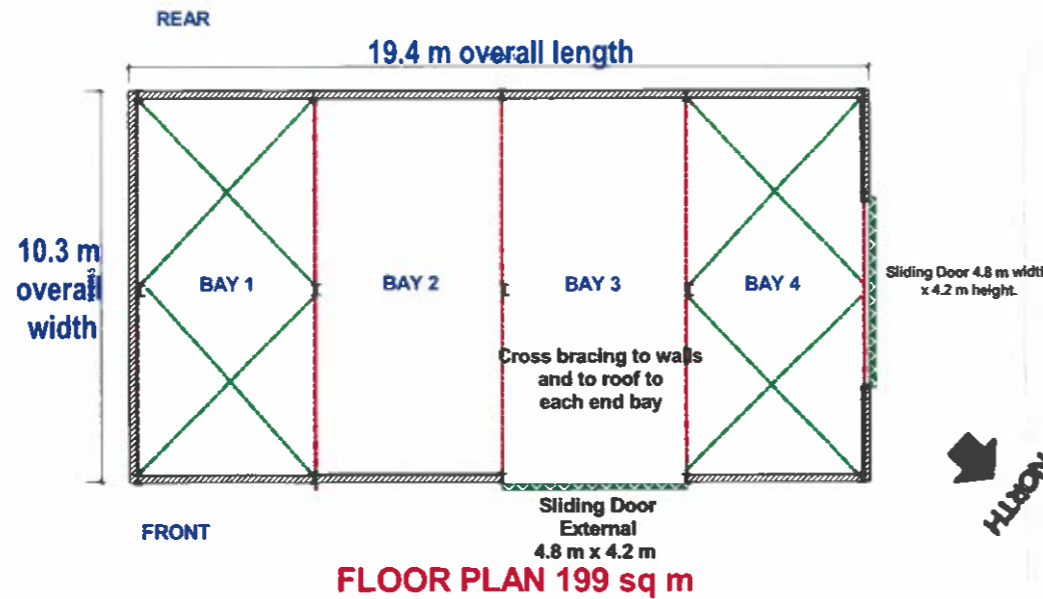
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ELEVATIONS & PLAN DRAWINGS Scale 1:200

Shed for feed and fodder

Building can be simple steel frame or Portal frame. No change to external appearance.
All masonry cement grey in colour
All cladding - doors and rainwater goods - agricultural grey or green.



ALL DRAWINGS MUST BE READ IN ACCORDANCE WITH SAFETY NOTES AND SPECIFICATION.
SPECIFICATION TAKES PRECEDENCE
NATURAL VENTILATION AND NATURAL LIGHTING TO MEET MINIMUM REQUIREMENTS AS LAID DOWN IN DEPT OF AGRICULTURE SPECIFICATIONS

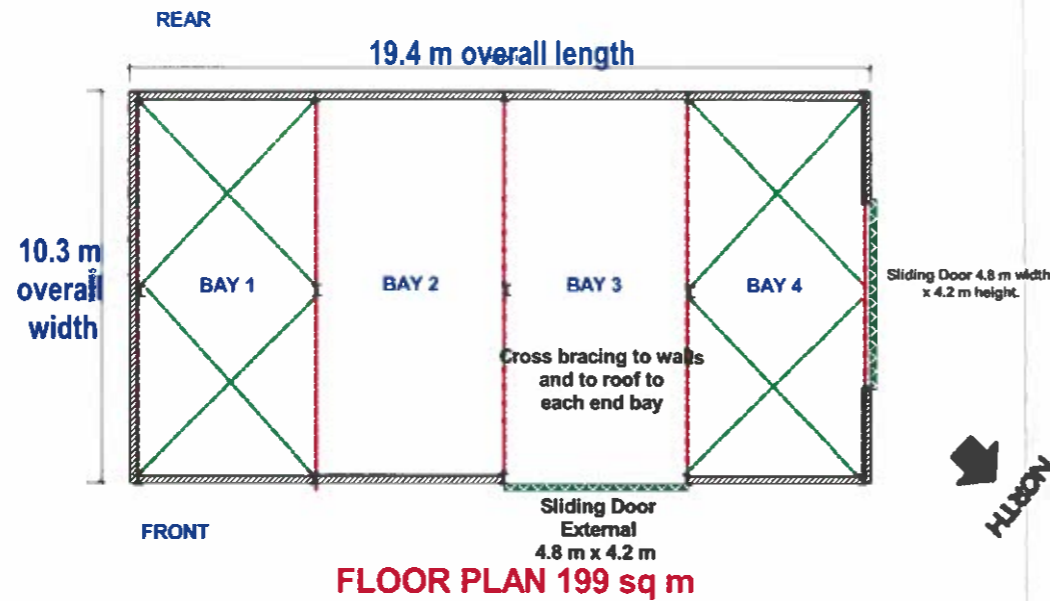
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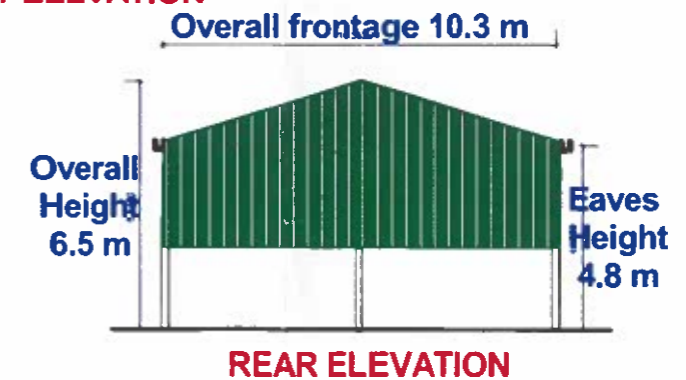
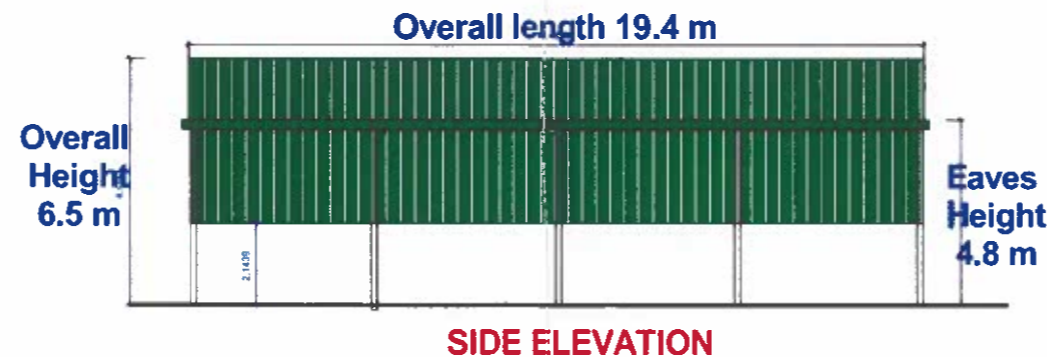
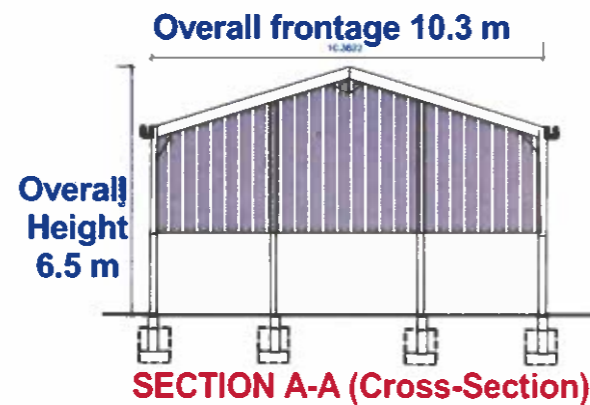
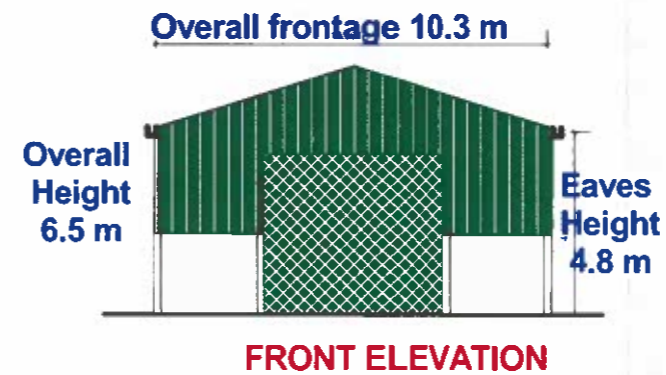
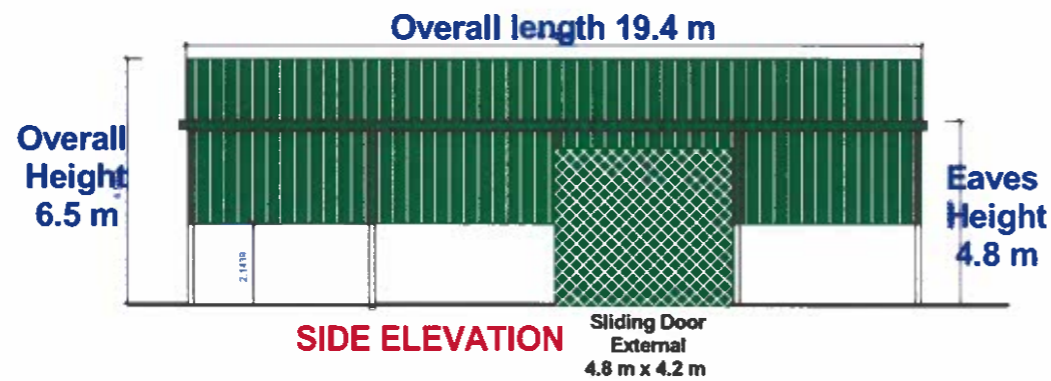
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SPECIFICATION & HEALTH AND SAFETY PLAN

TO BE READ IN CONJUNCTION WITH ALL PLANNING AND CONSTRUCTION DRAWINGS

SPECIFICATION

NOTE : The written specification takes precedence over the drawings – obviously there is far greater construction detail in the written specifications and this detail needs to be met in its entirety. There are various methods to attain structural compliance, ventilation and natural lighting rules. This does not affect the overall building appearance nor does it affect overall dimensions of a building from a Planning compliance viewpoint.

For grant aided work it is an important condition of the grant that the buildings are exactly in the position and the size set out in the drawings associated with the planning application or exemption. Failing to meet this condition jeopardises all the grant monies. Note: All materials used in the construction of buildings to this specification shall be sourced as new.

Architect. ALL PROPOSED BUILDINGS MUST BE CONSTRUCTED EXACTLY IN THE POSITION AGREED BY THE GRANT OF PLANNING PERMISSION

Farm buildings can be dangerous and specialist work – all builders need to have a full understanding of the Department of Agriculture's specifications.

All elements of construction work to comply with the conditions set out in the Planning Permission or Exemption Notice, Irish Building regulations and the current DEPARTMENT OF AGRICULTURE AND FOOD specifications as follows:-

Dept of Agriculture Farm Building and Structures Specifications
Health and Safety Guide for Construction Works (pdf 398Kb)

Specifications

S100 Concrete Specification - October 2015 (doc 99Kb)

S.101 Minimum Specifications for the structure of Agricultural Buildings - July 2016 (doc 2,188Kb)

S.101A Non-Load Bearing Wall Panels for use in Cattle and Sheep Houses - May 2018 (doc 40Kb)

S.101D Accepted Safety Grids for Under Translucent Sheets - January 2017 (doc 1,027Kb)

S.102 Minimum Standards for Roof Cladding and Side Cladding - August 2018 (doc 137Kb)

S.104 Minimum specification for hay and straw stores April 2022

S.108 Minimum specification for manure pits and dungsteads.

S108A Accepted Pre-Cast Wall Panels for use in Manure Pits - July 2009 (doc 28Kb)

S.129 Minimum Specifications for Farmyard Drainage, Concrete Yards and Roads - January 2016 (doc 118Kb)

S.135 Screening Belts and Shelter Belts for Farmyards and Farmbuildings - November 2008 (doc 39Kb)

S.148 Farm Fencing - September 2016 (doc 164Kb)

S.148A Accepted Fencing Posts - August 2018 (doc 67Kb)

S.156 Minimum specification for horse facilities and fencing. January 2016

S.157 Accepted proprietary horse facilities July 2009

And all other relevant standard specifications from the same source. In all instances the latest available revised specification is to be used.

Note: These specifications are flexible in that they set out various methods of construction. They are the minimum standard acceptable for grant aided works. Where there is a conflict with the drawings the standards set out in these specifications super-cedes the drawings. Construction details in the working drawings are only suggested methods of construction. Provided the contractor has the agreement of the client and Architect, does not change outer appearance of a building/ or the external dimensions, the Contractor is free to choose any construction method that complies with Dept. of Agriculture standards.

Construction details in the working drawings are only suggested methods of construction. Provided the contractor has the agreement of the client and Architect, does not change outer appearance of a building/ or the external dimensions, upon which the Planning permission



based, and the critical internal dimensions upon which the grant aid is based, then the Contractor is free to choose any construction method that complies with Dept. of Agriculture standards.

But, if there is any doubt as to eligibility of any change it is the contractor's responsibility to check with the Dept. of Agriculture and approve the change as otherwise the Dept. may impose financial penalties on the client/employer.

The specifications are all available online and copies can also be obtained from the Architect.
If explanation or clarification is required on any matter you are welcome to contact the Architect at any time.

Checking Ground conditions

Prior to making the grant application, or commencing construction if there is no grant, it is the farmer/ building contractor's responsibility to ascertain ground conditions in the vicinity of the proposed building or tank i.e. dig 2 no. trial holes (outside but in the vicinity of the footprint of the works) at a minimum depth of 3.0m and check there is no bed rock.

It is extremely difficult to alter the design once work has commenced and excavating in rock is often NOT financially justifiable.

These trial holes should be fenced off, stepped in construction to enable anyone who falls in to climb out and left open for 48 hours to ascertain the water table – It may be necessary to agree a method of keeping the excavations free of water whilst constructing the works.

DESIGN OF TANKS

General Design

A minimum of 16, 18, 20 or 22 weeks storage shall be provided in all new and converted structures in line with the requirements of S.I. 788 of 2005 European Communities (Good Agricultural Practice for Protection of Waters) Regulations and any subsequent amendments to the regulations. However, where the Local Authority has specified a higher winter storage period, then this must be complied with.

General note for Buildings over slatted tanks (where applicable)

Walls shall not be built directly onto slats under any circumstances. As walls are not mandatory in most houses steel barriers may instead be installed across the gable end of a building, with or without steel cladding. Prefabricated concrete wall panels may also be installed (Clause B9.2 in S.101), positioned at least 10mm above the top of the slats. If it is decided to install a blockwork or mass-concrete gable wall, then it shall be positioned on a supporting beam. This beam may either be prefabricated, or constructed on site and shall have at least 150 mm support at each end. If it is decided to extend the slats under the beam, there shall be a gap of at least 10mm between the beam and the top of the slats. In all circumstances there shall be sufficient space outside the house to install a 1.2m wide slab or manhole slot on the walls of the extended tank.

Where a wall is erected on a tank wall, the tank wall shall be wide enough to carry the full width of wall and provide a full slat bearing of 150mm. Where walls are 200mm, 350mm (min.) tank walls are necessary.

SAFETY AND HEALTH PLAN

FOR SAFETY DURING CONSTRUCTION

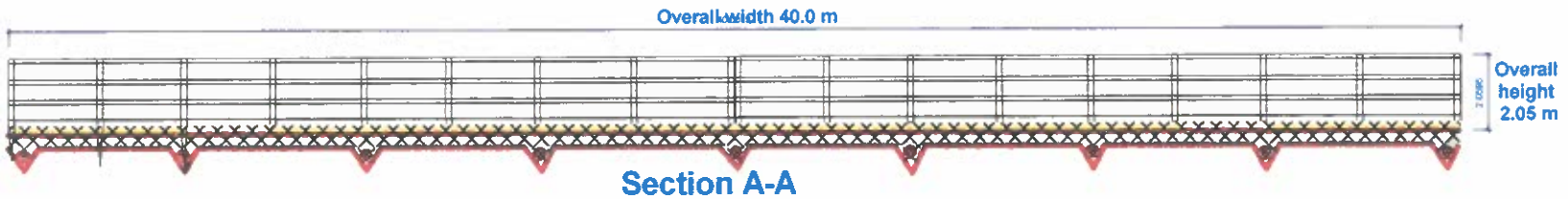
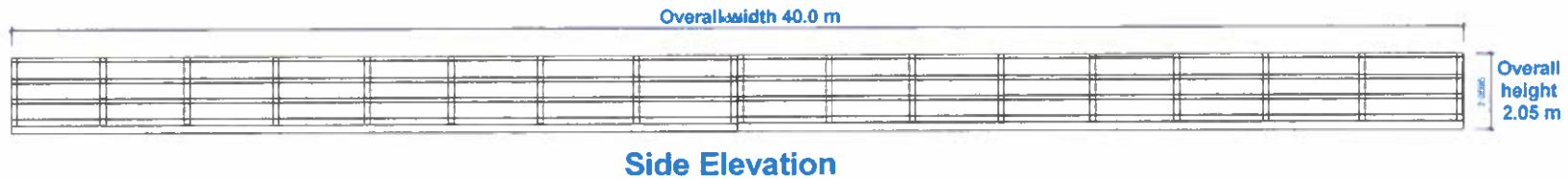
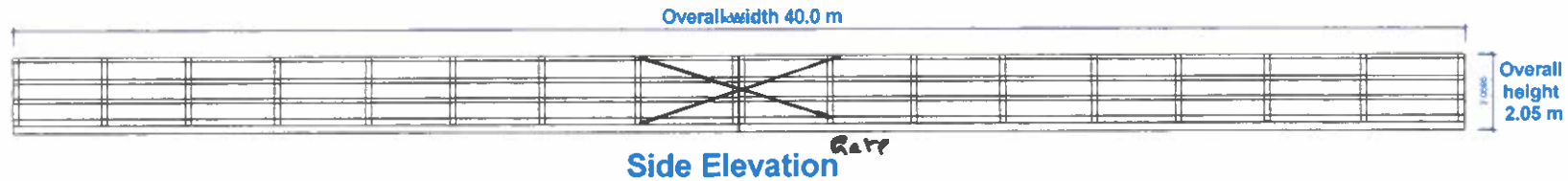
Also refer to Dept. of Agriculture Health and Safety Guide including Form AF1

This document is not part of the planning documentation but is prepared and given to the client at the time of planning submission. It is available to the planning Authority on request.

NOTE: The ESB will be notified by the applicant to move any of their installations which /if they impact on this development following grant of planning permission (usually within 10 metres of the development and applicable in this case).



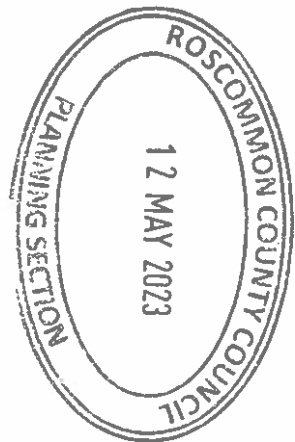
ELEVATIONS & SECTION AA DRAWINGS Scale 1:200 SAND ARENA



Drainage and construction as detailed drawing and notes attached to these drawings. The notes are based on Department of Agriculture specification S.156 and followed in their entirety.

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ELEVATIONS & PLAN DRAWINGS

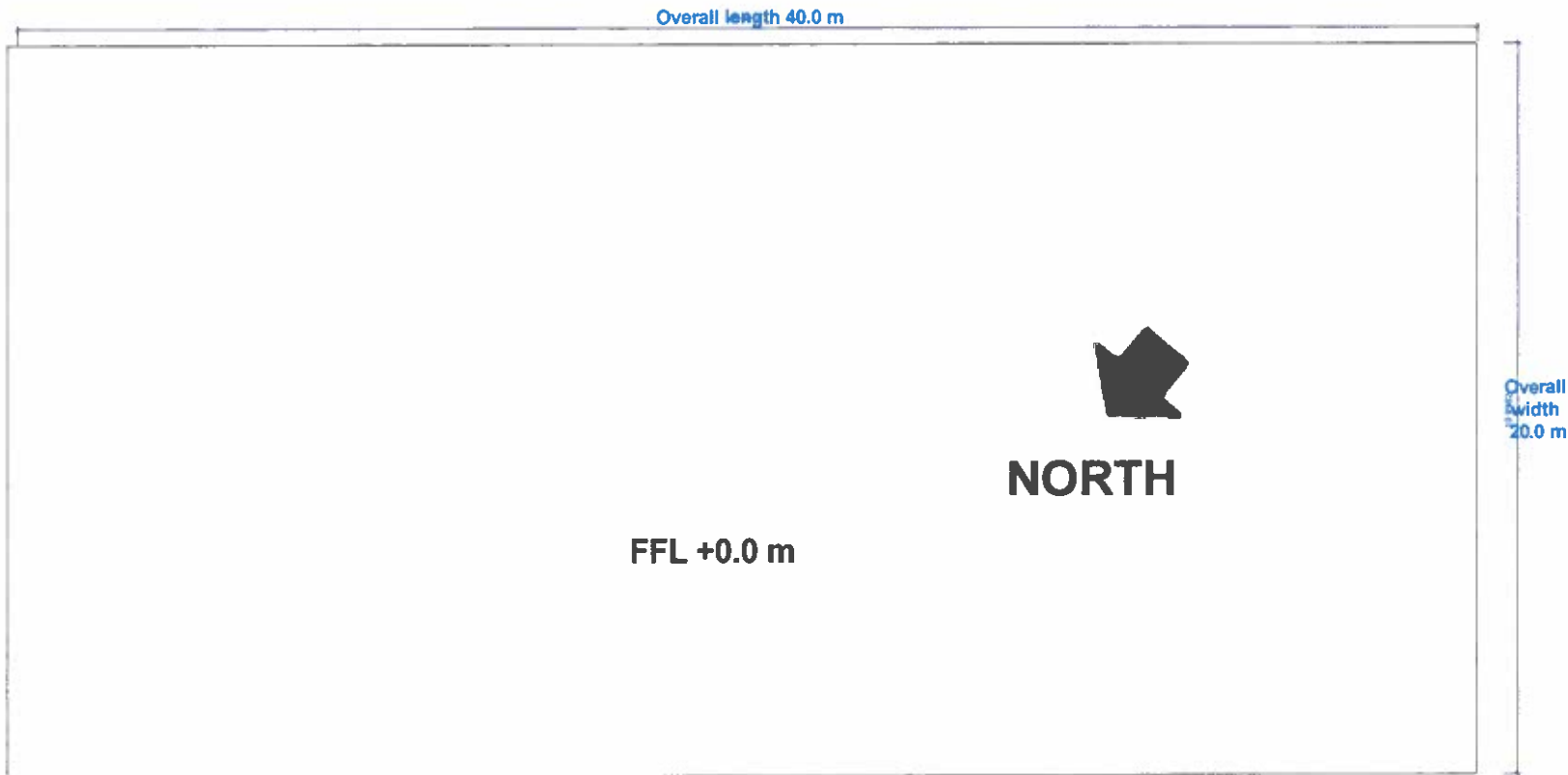
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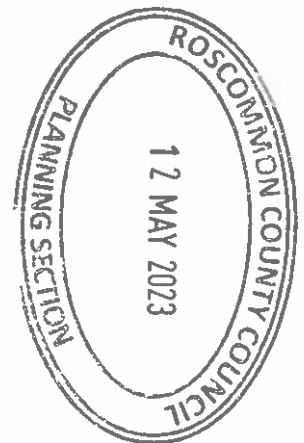
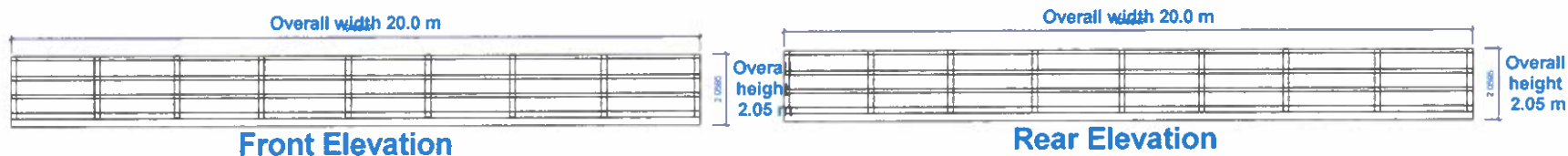
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Application to Roscommon County Council for
Confirmation of Exempted development for
Open fenced Horse Arena, feed and fodder
shed, gallops, roofed manure pit and ancillary
works (farm road, concrete yard, wall) using
existing farm entrance to existing farmyard) at
Cloonfad, Leitrim Village, Co. Roscommon for
Fionnuala McGuinness

Side Elevation



Floor Plan 800 sq m



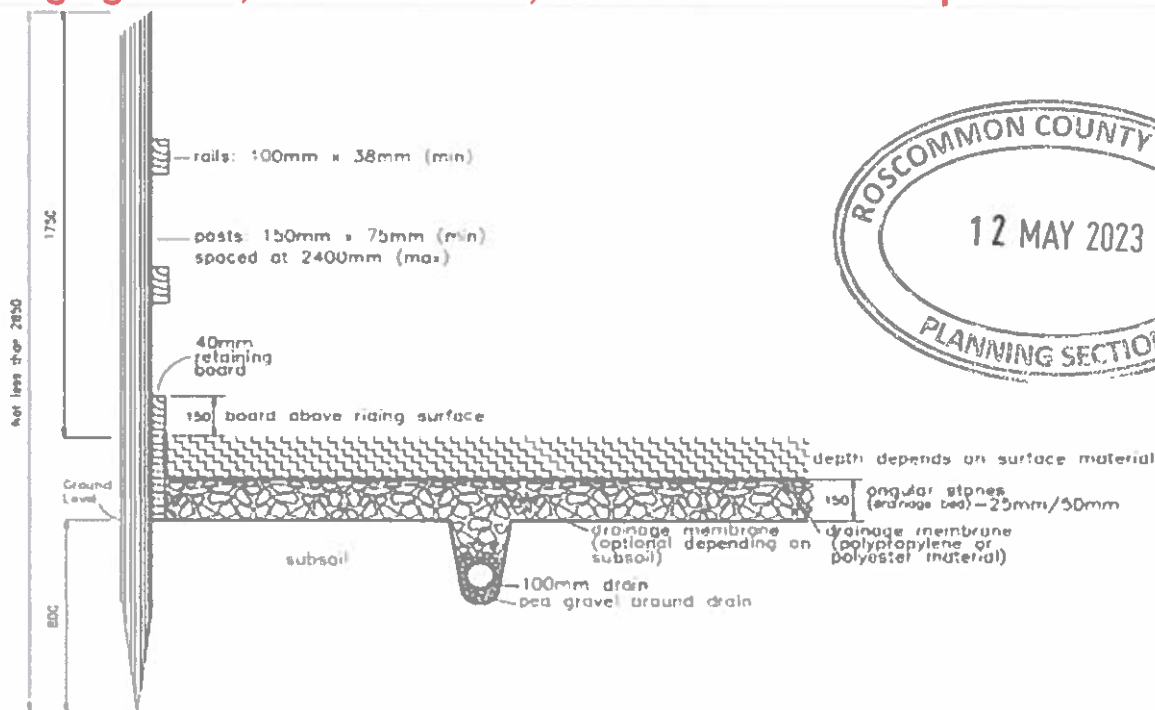
Christopher Kinghan & Associates

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Note: The full Department of Agriculture Specification S156 January 2016 2008 should be followed in their entirety. Also the Specification Notes for sand Arenas which form part of the Planning application.

Lunging Areas, Exercise Areas, and All-Weather Gallops Notes.



The TAMS 3 specification requirements take precedence and will mainly be based on Specification S.156.

Site

Sites for stables or housing shall be dry, not subject to flooding, and convenient to fodder, waste storage, and other facilities. Clean water from roofs and yards shall be piped away to avoid contamination with soiled surfaces.

Sites for Lunging Areas or Special Exercise Areas shall be dry, level, not subject to flooding, and be convenient to stables or housing.

Sites for Gallops shall be dry and not subject to flooding.

For safety considerations Lunging Areas, Special Exercise Areas, and Gallops shall be sited at least 10m from any public road. The above sites shall be adjacent to either a surfaced roadway, or to a drained and gravelled pathway.

Shelter and Run / Exercise Area

8.1 Shelter Construction

shelter shall be constructed to the Department of Agriculture, Food and the Marine specification S101 and clause 6 of this specification. The run or exercise area shall be adjacent to the shelter where the animal will have access to at all times. Please refer to item 6.2 for detailed requirements of the building structure. Please note that there is no requirement for tack rooms, feed storage, or an apron in this building. The building can be fitted with Department's approved internal stables arrangement if required.

8.1.1 Space Requirements

The minimum floor area required is as per item 6.1.3 Loose Housing.

8.2 Run / Exercise Area

This area shall be constructed to standard outlined in item 9.4.1-7 Construction of All Weather Surfaces. The maximum stocking density for the run / exercise area shall not exceed 80m²/adult horse.

8.2.1 Fencing

Fencing around the run / exercise area is to the Department of Agriculture, Food and the Marine specification S148. Timber post and rail horse fencing may be used but is not a requirement.

9.1 Lunging Area

Lunging areas shall be either circular with minimum diameter 15m, or as square as possible with minimum dimensions of 15m x 15m and shall have an all weather surface. Where possible, a 20m square, or diameter, is recommended.

9.2 Exercise Area

Specially fenced separate exercise areas shall have a minimum size of 350m² and a shorter side of at least 15m. The riding area may be in grass or an all weather surface.

9.3 Gallop

All-weather gallops shall be a minimum 3m wide. A straight gallop shall be at least 500m long. A circular or oval gallop shall be at least 400m long, measured on the inner circumference. It is recommended that, where land is available, gallops should be about 800m long. Gallops are normally fenced, but such fencing is optional. The riding area may be in grass or an all weather surface.

9.4 Construction of an All Weather Surface

9.4.1 All-Weather Surface

All-weather construction, as specified below shall be provided for all lunging areas and gallops. Field drainage for lunging areas may also need to be incorporated on certain sites, and is normally required for gallops. Exercise areas may be constructed with an all-weather surface, or be left in grass.

9.4.2 Lower Drainage Membrane

A lower drainage membrane shall be used when the stone drainage bed is put directly onto topsoil, in order to prevent the mixing of stones and soil. Where topsoil is removed, and the base is firm, this lower membrane is not essential. The membrane shall be of porous polypropylene or polyester material, e.g.: Polybrane or equivalent, and shall be laid and overlapped to the manufacturer's instructions.

9.4.3 Field Drainage

Field drainage shall be provided under the drainage bed for both lunging areas and all-weather exercise areas, where site considerations or local high rainfall may require rapid drainage. It is recommended that the spacing of field drainage channels does not exceed 5m. The drainage pipes used shall have a min diameter of 100mm and when laid the pipes shall be surrounded by a layer of 'Pea Gravel' as per figure 5. Basic field drainage shall be provided in all gallops unless percolation tests show that drainage is not required. The simple Percolation Test as described in EPA Wastewater Treatment Manual (Single House Systems) may be used for Percolation Tests. A field drain shall be provided in the centre of a linear gallop, or on the inner edge of a circular gallop. A pattern of herringbone drains may be connected to the main field drain in any part of the gallop where ground conditions are suspect. All drainage systems shall outfall to an adjacent drain or watercourse, or to an adequate soakpit.

In a circular gallop the main drainage bed, the membrane, and the surface, shall all be laid on a slight incline (2o-3o) towards the inner edge.

9.4.4 Drainage Bed

The drainage bed shall be constructed of angular stones, 25mm to 50mm, with no fines, and shall be not less than 150mm in depth. The top of the drainage bed shall preferably be above ground level in lunging and all-weather exercise areas.

9.4.5 Upper Drainage Membrane

An upper drainage membrane, as specified in section 9.4.2, shall be placed over the stone drainage bed. Overlaps of the material shall be stitched together, and the edge of the membrane shall be turned up and fixed to the inside of the surface retaining board, using batons. Alternatively, a 40-50mm layer of permeable tarmac may be substituted for the upper drainage membrane. [Macadam to comply with BS 4987, Part 1:1993, Tables 17, 18, 19. e.g. Group 3:-14mm open graded macadam]. A 30mm layer of sand shall first be consolidated over the stone drainage bed before the tarmac is laid.

9.4.6 Retaining Boards

Creosote Treated Surface Retaining Boards, 40mm thick, shall be used to confine the surface material. The top of these retaining boards shall be 150mm above the finished height of the exercise area. These boards shall be supported at 1.2m intervals using a combination of posts driven into the ground and the fencing posts. Retaining Boards are optional on gallops. Where they are not provided the side earth shall be banked at about 60o, and the all-weather surface shall finish at 50-75mm below ground level.



7 Surface Material

All riding surfaces shall be a minimum of 350mm deep. The following surface materials are acceptable (a) Wood chips; (b) Washed sand, or clean pit-run sand; (c) Granulated PVC; (d) Rubber chips; (e) Latex covered sand; (f) combinations of these; (g) crushed glass (diameter 0.1-2.0mm, only purchased from accepted manufacturers); (h) polypropylene fibres, or other accepted surface. Wood chips, PVC, and rubber chips, shall be of a size to pass through a 15mm screen. Bark, peelings, rubber tiles or sawdust are not acceptable. Washed sand, or clean pit-run sand, shall be totally free of soil, and be laid to a minimum depth of 225mm, with a surface slope of 1 in 60. Sand shall be uniform grade (80% approx. between 0.15mm – 0.5mm particle size). Limestone sand will require more maintenance than non-lime sand, and should be avoided if possible.

9.4.8 Fencing of Lunging/ Exercise Areas

All fencing shall be to the standard as outlined in the Department of Agriculture, Food and the Marine specification S148. All post and rail fencing shall also comply with Irish Standard I.S. 437. Only creosote treatment is accepted for this type of fencing. Fences shall be at least 1.75m high, and be constructed as Post and Rail Fences with a minimum of 3 rails or of proprietary prefabricated fencing. The height of the fence shall be measured from the ground level from the top of the riding surface to the top of the top rail (See figure 5). 12

9.4.9 Post and Rail Fence

Posts shall be rectangular, minimum dimensions 150mm x 75mm (preferably 150mm x 100mm), be at least 2.55m long, and be placed 0.8m into the ground. Rails shall be 100mm by 38mm. Maximum spacing of posts is 2.4m. Galvanised nails or screws shall be used. Rails shall be on the arena side of the fence. Post and rail fences may be constructed of proprietary PVC systems that have been previously accepted by the Department.

9.4.10 Gates

Gates in lunging/exercise areas shall open both inwards and outwards; shall be at least 3m wide; shall be unsheeted; and when erected they shall be at least 1.75m high. Gates may be of wood or galvanised steel. Wooden gates shall have 4 horizontal 100mm x 40mm rails and be suitably constructed and braced. Steel gates shall be heavy-duty type, and otherwise conform to IS 155:1967.

9.4.11 Prefabricated fence

A concrete foundation ring, minimum of 300mm wide and 150mm deep shall be formed along the entire edge of the lunging area. The fence must be so manufactured that each element can be set into the concrete foundation ring at time of pouring the concrete. Under no circumstances can the fence simply be bolted to the concrete foundation ring. All fences shall be set down to a depth of 100mm into concrete ring.



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SPECIFICATION FOR ALL WEATHER SAND ARENA

TO BE READ IN CONJUNCTION WITH ALL PLANNING AND DETAIL CONSTRUCTION DRAWINGS

All Weather Arena

Size 40 metres x 20 metres

Construction

First of all the topsoil needs to be removed, then the whole arena area needs to be levelled to suit the finished floor level of the arena, cutting and filling and utilising suitable subsoil material gained from construction of the other buildings in the farm yard.

The subsoil base must be strong enough to withstand impact damage. It must not break up or add unsuitable material to the surface. The arena should be constructed above ground level to facilitate drainage.

- the fill is compacted with whacker plates. In 200 mm maximum thickness layers.
- the banks formed by the cut are sloped
- the area levelled is at least 1m larger on all sides than the required arena size
- the finished site is level
- run off water cannot ingress into the site. A land drain in clean angular stones, 50mm to 100mm, with no fines around the entire perimeter draining to a soakaway.

Field Drains

Field drainage should be provided 5m apart under the drainage bed to the entire arena draining to a soakaway.

Drainage Membrane

A drainage membrane will prevent soil from mixing with and fouling the drainage bed. It should be placed on subsoil that is loose. It shall also line the drainage channels. The membrane should be porous polypropylene and be laid and overlapped to the manufacturer's instructions.

Drainage Bed

The drainage bed will provide a foundation to the arena and provide space for the rainwater falling on the surface to collect and drain out. Therefore part of the drainage bed must be above ground level. The bed should be constructed of angular stones, 50mm to 100mm, with no fines and not be less than 150mm in depth. The aim is to produce a base surface which is level, solidly locked together, yet porous. It has to provide adequate drainage, but not let any fine material in the surface pass down into the base.

Boundary

A Fence is not specified. The arena will be open to the field. However, it needs to be protected by a standard electric fence when not in use. Basically there will be a perimeter board only – see retaining board below. There needs to be a gateway minimum width 3 metres in the electric fence.

Drainage Bed Surface

A drainage membrane placed over the stone drainage bed is strongly recommended. Overlaps should be stitched together and the edges turned up and fixed to the inside of the retaining boards, using batons. A 40-50mm layer of permeable tarmac may be substituted for the drainage membrane.

Retaining Boards



Retaining boards 40mm thick should be used to confine the surface material. The top of the boards should be 150mm above the finished height of the arena. They should be supported at 1.2m intervals using a combination of posts driven into the ground and the fencing posts. All timber needs to be pressure treated with creosote. Preferably slow grown imported timber (Irish timber is grown to fast and will rot faster). Or a manufactured board or solid plastic material and posts with a minimum guaranteed life of 20 years can be utilised.

Riding Surface

There are many variations and materials which can be used for the riding surface. Daily usage and maintenance must be considered to be critical factors to balance against price. Also, the monetary value of the horses may be a very significant factor in deciding on the surface material.

The surface should enable the user to carry out all equestrian disciplines in both the best and the worst weather. The speed at which the water drains through the riding surface is paramount to its correct functioning. A surface should suit the needs of the user of the arena.

Obviously, the cost of the surface will also influence the final choice.

The following surface materials are acceptable, (a) wood chips (b) washed sand or clean pit-run sand (c) granulated PVC (d) rubber chips (e) latex covered sand (f) polypropylene fibre (g) combinations of these (h) or other accepted surface.

Maintenance (for information only).

This is a minimum specification. The only part of the specification where there is a choice, is the surface finish and this will normally depend on available budget. All artificial surfaces need maintenance. Maintenance will determine the quality of going, the effective life of the arena and the frequency with which it can be used. Procedures must take account of weather, type of use, and amount of use. Weather conditions can affect the frequency of watering. Type and amount of use will govern the frequency of levelling, harrowing, or rolling – whichever is appropriate.

All surfaces need keeping level. Some surfaces like the monofilament-bonded sand need periodic rotavation to keep the fibre mixed. This can also apply to blended materials, like PVC with fibre and sand. Other materials like fibred rubber have relatively large particles which tend to stay on top by natural regeneration. A high ratio of fibred rubber in the mix can be used to lay a surface of relatively low volume which allows the use of a roller to keep it level, rather than harrowing to break up the surface. Surfaces bonded with water, wax or oil-based materials will compact to give a dead ride and need harrowing or rotavating to keep the surface open for drainage, and to fluff it up.

Any arena perimeter will tend to build up surplus material. This must be returned to the adjacent track whenever necessary. Most surfaces require a minimum depth either to protect the membrane, or to prevent the surface material being crushed between the horse and the base.

The other maintenance factor is how often you will need to top up or replace the surface. Again, this will vary according to material, usage and the efficiency of interim maintenance.

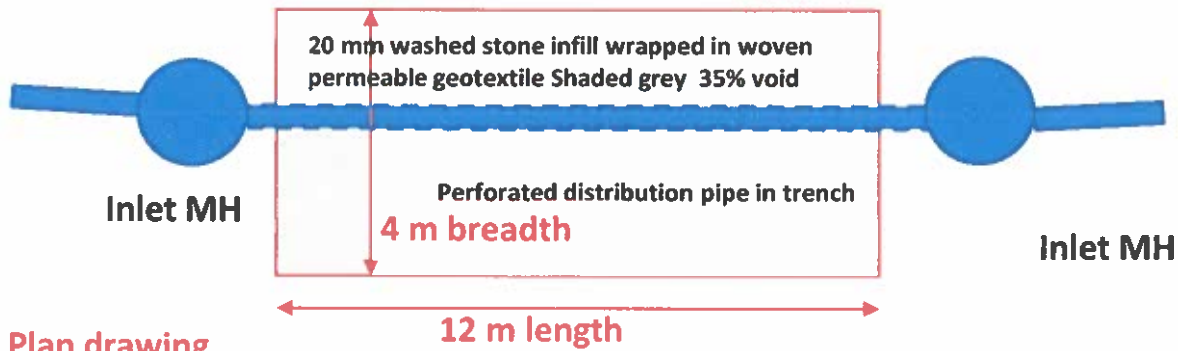
Whilst all-weather has become the accepted term for 'artificial surfaces' there really is no such thing. The best we can therefore hope for is to construct a surface that will meet most of our requirements most of the time.

Remember to be realistic in your expectations, visit as many arenas as you can. Find out for how long they have been in use, how intensively they are used and how much maintenance is required.



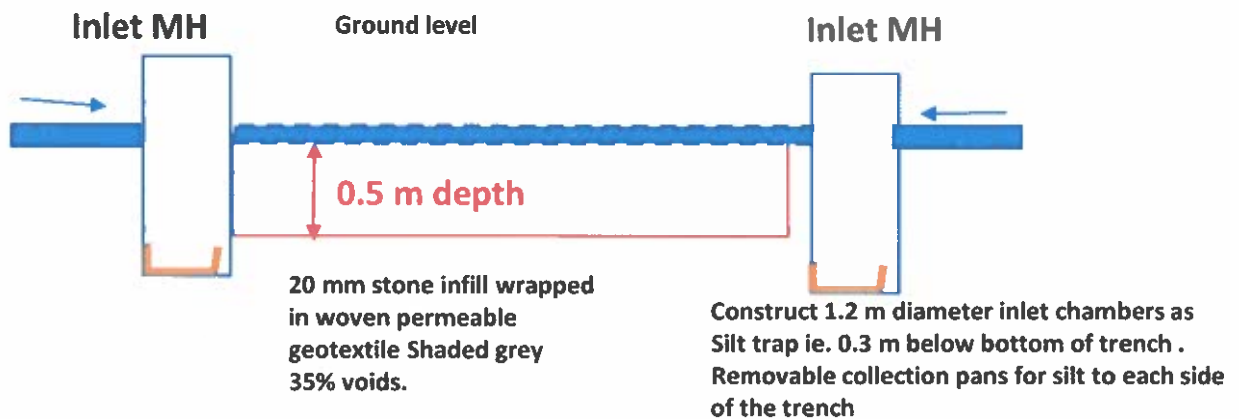
SUDS Soakaway trench design Schematic only. Not to scale.

Note : Detail drawing shown for 4 m x 12 m x 0.5 m size soakaway.
Actual soakaway sized to suit area of buildings, roads and concrete
yard areas and is stated on the Farmyard Plan drawing.



Plan drawing

Actual length breadth depth dimension determined in calculations.



Section drawing

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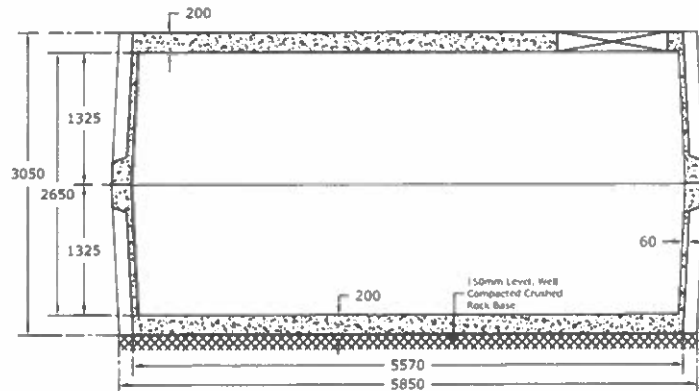
STANDARD ACCESS OPENING SIZES:

- 1400mm x 850mm
- 900mm x 600mm
- 600mm x 600mm

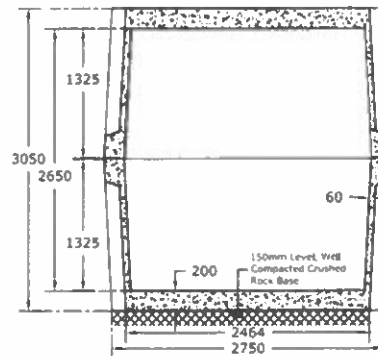
NON STANDARD SIZES ARE AVAILABLE ON REQUEST

STANDARD UNIT WEIGHTS:

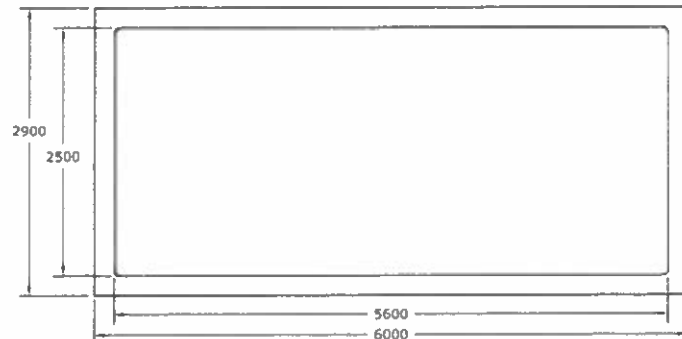
- BASE UNIT: 13.5 tonnes
- ROOF UNIT: 12 tonnes



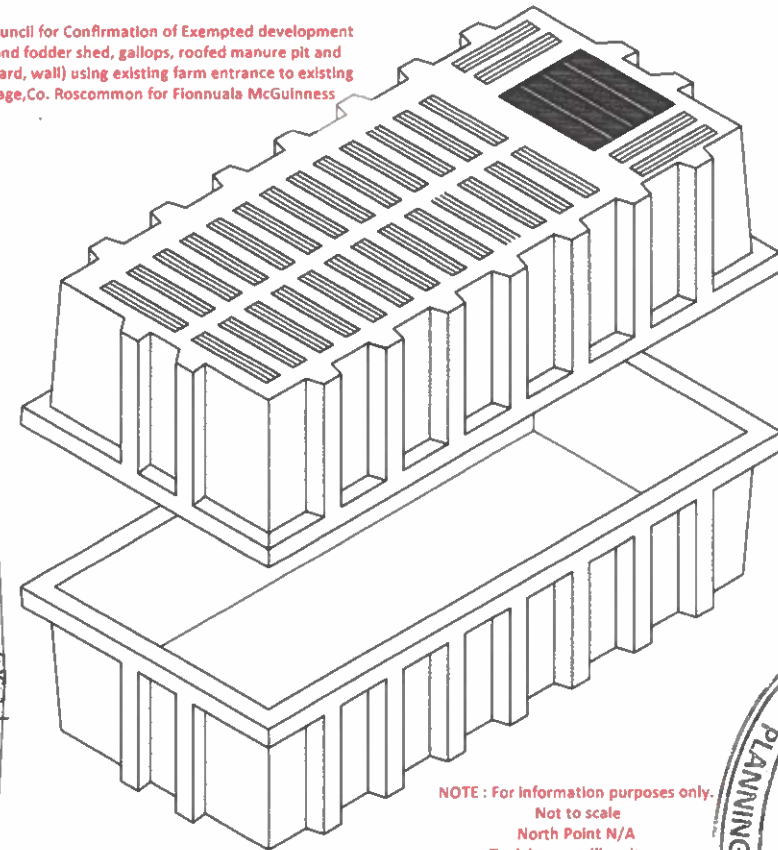
Typ Long Section:
Scale: 1:50



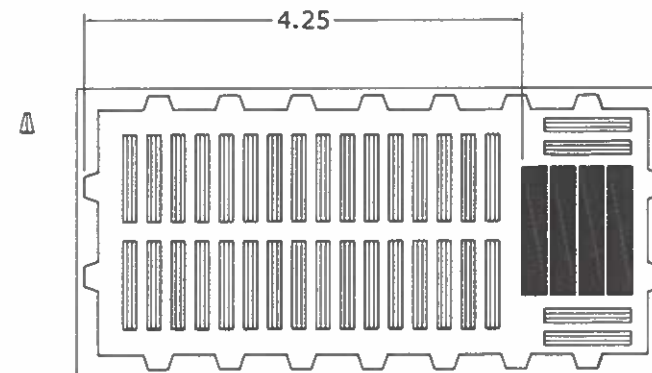
Typ Short Section:
Scale: 1:50



Plan View:
Scale: 1:50



NOTE: For information purposes only.
Not to scale
North Point N/A
Tank is an ancillary item



Slatted Roof Plan:
Scale: 1:50

EFFLUENT TANK Not to scale.



Planning Pack Map

Nutrient management Plan 1



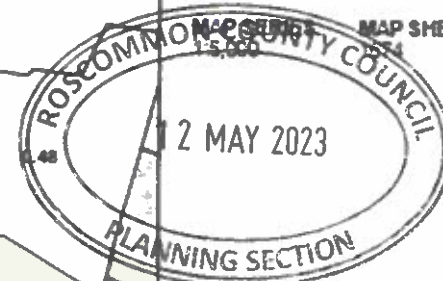
Tailte
Éireann

CENTRE
COORDINATES:
ITM 594143.604310

PUBLISHED:
10/04/2023

ORDER NO.:
50328028_1

MAP SHEETS:
1:5,000



COMPILED AND PUBLISHED BY:
National Mapping Division of
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland,
D08F6E4

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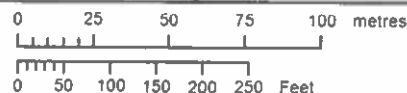
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Roscommon for Fionnuala McGuinness



Red Line denotes site boundary
Blue Line denotes farm boundary
/extent of of the lands farmed by
the applicant.
Shaded green area = Farm area
for spreading manure etc
Brown shaded area excluded
area buildings , roads
watercourses
etc. for spreading manures etc



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION.
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at
www.dail.ie search 'Capture Resolution'

LEGEND:
To view the legend visit
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'Large Scale Legend'



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Desktop Study – Stage 1 - Statement of Screening for Appropriate Assessment of a nearby Natura designated site.

Part 2 of Desktop study. Organic Waste Nutrient Management Plan for the purpose of Planning Applications for Agricultural Development in accordance with Good Agricultural Practice Regulations Statutory Instrument No. 610 of 2010

Application to Roscommon County Council for Confirmation of Exempted development for Open fenced Horse Arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard) at Cloonfad, Leitrim Village, Co. Roscommon for Fionnuala McGuinness.

Part 1 of Desktop study.

Stage 1 - Statement of Screening for Appropriate Assessment – Summary

Section 1 INTRODUCTION

The actual Assessment commences on Page 3. The notes on Pages 1 and 2 detail the reasons and methodology of the need for this natura assessment.

With the introduction of the Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitat and of wild fauna and flora) came the obligation to establish the Natura 2000 network of Sites of Community Interest (SCIs), comprising a network of areas of highest biodiversity importance for rare and threatened habitats and species across the European Union (EU).

In Ireland, the Natura 2000 network of sites comprises Special Areas of Conservation (SACs, including candidate SACs) designated under domestic legislation transposing Directive 92/43/EEC, and Special Protection Areas (SPAs, including proposed SPAs) classified under the Birds Directive (Council Directive 2009/147/EC on the conservation of wild birds) and designated under the same domestic legislation.

SACs are designated for the conservation of Annex I habitats (including priority types which are in danger of disappearance) and Annex II species (other than birds). SPAs are designated for the conservation of Annex I birds and other regularly occurring migratory birds and their habitats. The annexed habitats and species for which each site is designated correspond to the qualifying interests of the sites; from these the conservation objectives of the site are derived.

SACs and SPAs make up the pan-European network of Natura 2000 sites. It should be noted that 'European sites' are defined in Regulation 2(1) of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended ('the 2011 Regulations') and Section 177R of the Planning and Development Act 2000, as amended ('the 2000 Act').

1.1 Appropriate Assessment

1.1.1 The Habitats Directive

A key protection mechanism in the Habitats Directive is the requirement to subject plans and projects to Appropriate Assessment (AA) in line with the requirements of Article 6(3) of the Habitats Directive, which requires that—

This desktop study is concerned only with **Stage 1 - Screening for Appropriate Assessment**: An initial or preliminary assessment of the project or plan's effect on a European site(s). If it cannot be concluded that there will be no significant effect upon a European site, then an appropriate assessment of the implications of a plan or project must be conducted.

1.2 Document Structure

Methodology and Guidance

Section 2 of the document, sets out the methodology followed and guidance documents used in conducting a screening appraisal for appropriate assessment and subsequent appraisal for appropriate assessment of the implications of the proposed development on European sites.

Proposed Development

Section 3 of the report describes the proposed development, the general methodology sequence and activities to be undertaken.

Stage 1 Screening Appraisal

Section 4 of the report contains a preliminary examination and analysis to understand whether or not the proposed development is likely to have a significant effect on any European site. This is the screening appraisal for appropriate assessment. It has been undertaken in view of best scientific knowledge, in light of the Conservation Objectives of the sites concerned and considers the proposed development individually or in combination with other plans and projects. In accordance with EC guidance and settled case law of the CJEU, measures

ended to avoid or reduce the harmful effects of the proposed development on European sites, (i.e. “mitigation measures”) or best practice measures have not been taken into account in the screening stage appraisal.

Section 2 METHODOLOGY

2.1 Published guidance on Appropriate Assessment

Appropriate Assessment Guidelines for Planning Authorities have been published by the Department of the Environment Heritage and Local Government and more recently by the Office of the Planning Regulator Practice Note (PN01) (OPR,2021). In addition to the advice available from the Department, the European Commission has published a number of documents which provide a significant body of guidance on the requirements of Appropriate Assessment.

This Stage 1 Screening Appraisal is carried out in conformity with this guidance.

2.2 Likely Significant Effect

The Commission’s 2018 Notice (EC, 2019) advises that the appropriate assessment procedure under Article 6(3) is triggered not by the certainty but by the likelihood of significant effects, arising from plans or projects regardless of their location inside or outside a protected site. Such likelihood exists if significant effects on the site cannot be excluded. The significance of effects should be determined in relation to the specific features and environmental conditions of the site concerned by the plan or project, taking particular account of the site’s conservation objectives and ecological characteristics.

The threshold for a Likely Significant Effect (“LSE”) is treated in the screening exercise as being above a de minimis level. A de minimis effect is a level of risk that is too small to be concerned with when considering ecological requirements of an Annex I habitat or a population of Annex II species present on a European site necessary to ensure their favourable conservation condition. If low level effects on habitats or individuals of species are judged to be in this order of magnitude and that judgment has been made in the absence of reasonable scientific doubt, then those effects are not considered to be LSEs.

The analysis involved in a Stage 1 screening appraisal for Appropriate Assessment is described in EC (2021) as comprising four steps:

- ascertaining whether the plan or project is directly connected with or necessary to the management of a Natura 2000 site;
- identifying the relevant elements of the plan or project and their likely impacts;
- identifying which (if any) Natura 2000 sites may be affected, considering the potential effects of the plan or project alone or in combination with other plans or projects;
- assessing whether likely significant effects on the Natura 2000 site can be ruled out, in view of the site’s conservation objectives. Case law of the Court of Justice of the European Union (CJEU) has confirmed that a significant effect is triggered when:
 - there is a probability or a risk of a plan or project having a significant effect on a European site;
 - the plan is likely to undermine the site’s conservation objectives; and
 - a significant effect cannot be excluded on the basis of objective information. EC (2021) defines a LSE as being “any effect that may reasonably be predicted as a consequence of a plan or project that would negatively and significantly affect the conservation objectives established for the habitats and species significantly present on the Natura 2000 site. This can result from either on-site or offsite activities, or through combinations with other plans or projects”. The requirement that the effect in question be ‘significant’ exists in order to lay down a de minimis or negligible threshold – thus, plans or projects that have no appreciable or imperceptible effects on the site are thereby excluded.

2.3 Mitigation Measures in determining whether or not likely significant effects will occur or can be excluded in the Stage 1 appraisal, measures intended to avoid or reduce the harmful effects of the proposed development on European sites, (i.e. “mitigation measures”) or best practice measures have not been taken into account in this screening stage appraisal. This approach is consistent with up-to-date EU guidance (EU,2019; EC,2021) and the case law of the Court of Justice of the European Union (CJEU).

EC (2001) states that “project and plan proponents are often encouraged to design mitigation measures into their proposals at the outset. However, it is important to recognise that the screening assessment should be carried out in the absence of any consideration of mitigation measures that form part of a project or plan and are designed to avoid or reduce the impact of a project or plan on a Natura 2000 site”. This direction in the European Commission’s guidance document is unambiguous in that it does not permit the inclusion of mitigation at screening stage.

In April 2018, the Court of Justice of the European Union issued a ruling in case C-323/17 People Over Wind & Peter Sweetman v Coillte Teoranta (“People Over Wind”) that Article 6(3) of Directive 92/43/EEC must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

The judgment in People Over Wind is further reinforced in EC (2019) and EC (2021) which refers to CJEU Case C-323/17.



Therefore, in consideration of the above, no mitigation measures will be considered in the Stage 1 screening. It is also pointed out prior to commencement of this study that there is no change in stocking rates proposed on this farm, nor any change in the amounts of animal nutrients or the nature of the animal nutrients applied on or into the land by this project.

The maps and data utilised in this Stage 1 screening appraisal are all obtained from <https://www.npws.ie/maps-and-data>

Section 3 describing the proposed development, the general methodology sequence and activities to be undertaken.

Description of proposed development (which is supported by all the planning documentation listed in the cover letter to the planning department:

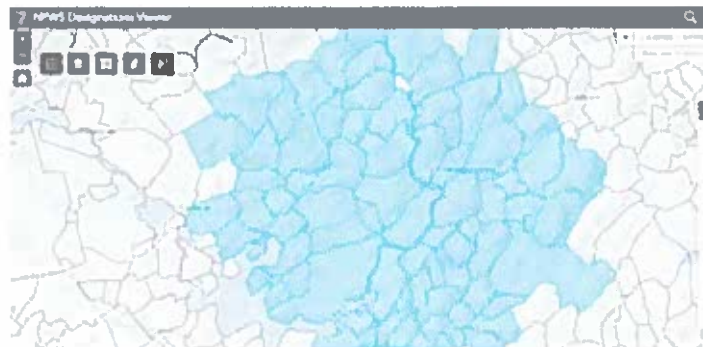
Proposed Development, development activities- all construction works will be constructed as one project : Application to Roscommon County Council for Confirmation of Exempted development for Open fenced Horse Arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard) at Cloonfad, Leitrim Village, Co. Roscommon for Fionnuala McGuinness.

Section 4. Identification of all Natura 2000 sites located on or near (1km) to the applicant site

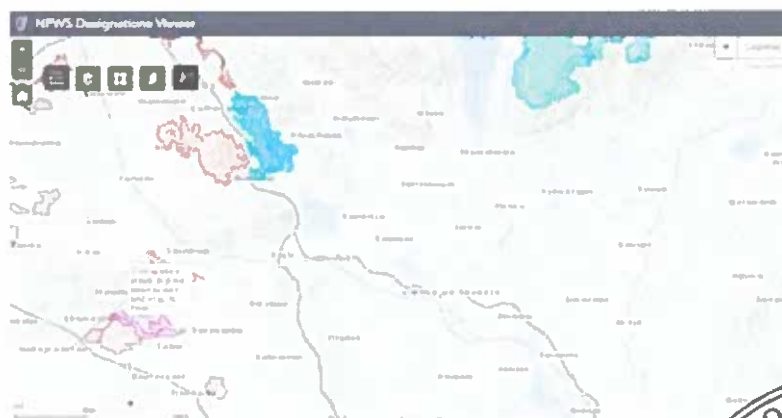
None on farm or within 1 km circle of site See map below : Glenboy is in the centre of the map and is shaded in blue.



Identification of all Natura 2000 sites located near (within 3 km) to the applicant site – None within 3 km circle of site 0 no. SPA and 0 no. SACs The main features of these SAC and SPA sites are detailed and examined below.



Identification of all Natura 2000 sites located near (within 15 km) to the applicant site – 3 no. within 15 km circle of site 1 no. SPA and 2 no. SACs The main features of these SAC and SPA sites are detailed and examined below.



The sites identified and not already described are a considerable distance from the site. As such it is sufficient to name and identify the sites.

SITECODE	SITE_NAME
004050	Lough Arrow SPA
SITECODE	SITE_NAME
000584	Cuilcagh - Anierin Uplands SAC
001673	Lough Arrow SAC

Map detailing natura sites within 15 km of project site shaded in blue. I have examined the 1 no. SPA and 2 no. SACs natura sites which are within 15 km of this site. The applicant farms outside all the SAC SPA areas. The farm activities pose no threat to these natura sites.

Assessment of likely effects Note: A ☒ means that the development poses no risk provided that the development is constructed in full accordance with the full Planning documentation and conditions of the Planning Permission.

Examples of effects that are likely to be significant, that have been considered by this study are:

- ☒ Any impact on an Annex I habitat
- ☒ Causing reduction in the area of the habitat or Natura 2000 site
- ☒ Causing direct or indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the Natura 2000 site
- ☒ Causing serious or ongoing disturbance to species or habitats for which the Natura 2000 site is selected (e.g. increased noise, illumination and human activity)
- ☒ Causing direct or indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 site
- ☒ Interfering with mitigation measures put in place for other plans or projects



1. Screening statement with conclusions

The applicant is a small sized equine farmer. The farm is extensively stocked, a large proportion of the land is standard permanent Leitrim pasture, although it is all in the process of being reseeded, none of the land farmed is in the form of shared commonage. As stated at the beginning of this Stage 1 assessment, no mitigation measures will be considered in the Stage 1 screening.

It has also been pointed out prior to commencement of this study that there is no change in stocking rates proposed on this farm, nor any change in the amounts of animal nutrients or the nature of the animal nutrients applied on or into the land by this project. Whether this project goes ahead or not the horses still graze the land as they have always done and their nutrients are deposited on the land.

The farm is typical to this area. It will be farmed in an environmentally responsible manner. 1st stage Screening establishes that there is no potential for significant effects and the project can proceed as proposed. However, no changes may be made after this as this will invalidate the findings of screening.

Conclusion : I recommend that the AA process ends at the Stage 1 Screening stage because my conclusion is that no significant effects are likely.

2. Name, address and qualifications of the person who prepared the "Statement for Screening"/"Statement for Appropriate Assessment"

Date: 11th May 2023
Christopher Kinghan B.Sc.(Hons) A.R.I.C.S.
Chartered Building Surveyor
Christopher Kinghan & Associates CHARTERED BUILDING SURVEYOR

3. Signature of applicant (and any co-applicant where applicable) or agent

Signed  Agent

On behalf of Applicant

Sources

<http://www.npws.ie/protected-sites/sac>

Part 2 of Desktop study.

Organic Waste Nutrient Management Plan for the purpose of Planning Applications for Agricultural Development in accordance with Good Agricultural Practice Regulations Statutory Instrument No. 610 of 2010

Roscommon County Council has their own Waste nutrient management plan. Therefore, that document supercedes the need for Part 2 of this desktop study as it deals with the same issues.



Christopher Kinghan & Associates

CHARTERED BUILDING SURVEYOR

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Carricknagoan, Coolderry P.O., Carrickmacross, Co. Monaghan.

A81 E720 Tel: 085 164 6179 Email: kinghanchris@yahoo.com

Our Ref: CK/R /FMG Your Ref:

The Planning Department
Áras an Chontae
Roscommon
County Roscommon
F42 VR98

Dear Sirs,

Application to Roscommon County Council for Confirmation of Exempted development for Open fenced Horse Arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard). At Cloonfad, Leitrim Village, Co. Roscommon for Fionnuala McGuinness.

In connection with the above planning application we enclose the following documentation:-

Schedule of Documentation

Note all 1 copy unless stated

- > Planning fee €80
- > Application form

Note all 2 copies unless stated

- > Supplemental Agricultural form
- > Letter re- Planning History & Source of water supply
- > Site Location Map Scale 1:2,500
- > Proposed Farm/Site Layout Plan + contours Scale 1:500
- > Construction Drawings for Open fenced horse arena Scale 1:200
- > Construction Drawings for Feed and Fodder shed Scale 1:200
- > Drawing for Gallops Scale 1:1,000
- > Construction Drawings for Roofed Manure Pit Scale 1:200
- > Gallops Scale 1:1,000
- > Effluent tank : Not to scale
- > Standard specification and Safety notes
- > Specification for Arena
- > Detailed drawing for manure pit walls.
- > Desktop Study - Desktop Study - Stage 1 - Statement of Screening for Appropriate Assessment of a nearby Natura designated site.
- > Nutrient Management mapping 1:2,500
- > SUDS Soakaway trench. Design Schematic only. Not to scale.



We trust the above documentation is satisfactory and look forward to your favourable decision.

Yours faithfully,

A handwritten signature in black ink that reads "Christopher Kinghan".

Christopher Kinghan B.Sc.(Hons) A.R.I.C.S.
Chartered Building Surveyor

Christopher Kinghan & Associates

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A handwritten signature in dark ink, appearing to read "Christopher Kinghan".

Christopher Kinghan B.Sc.(Hons) A.R.I.C.S.
Chartered Building Surveyor



ROSCOMMON COUNTY COUNCIL
COMHAIRLE CHONTAE ROS COMAIN
Courthouse, Roscommon
Tel: 090 66 32500 – Fax 090 66 37183
Email: planning@roscommoncoco.ie

Supplementary Planning Application Form 2
(Agricultural Developments)

This form is to be completed for all applications for agricultural development. Please note that a failure to submit this information will result in delays with the decision making or lead to a refusal of permission.

1. Detailed description of proposed development

(a) Buildings feed and fodder shed and Roofed manure pit.

(b) Other structures (e.g. Pens, Silage Aprons, Crushes, Open Yards) _____
Open fenced Horse Arena, gallops and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard).

(c) If the proposed development will be served by an effluent storage tank state:

- (i) Size of tank 8,000 gallon tank detailed drawing provided.
- (ii) Method of disposal of effluent from tank: e.g. pumped sprinkler, own vacuum tanker on site, borrowed/hired tanker, other (specify)
Agri contractor with tanker/ drill.

2. Gross floor space of proposed development:

(a) Buildings 273 square metres

(b) Other Structures 800 sq m sand arena, concrete yard 199 square metres

(c) Slatted houses only: penned area: Not Applicable square metres

3. Is the proposed development an extension of an existing farm development or within 100 metres of an existing farm development: Yes Yes/No

If Yes state the floor space of existing

(a) Buildings Stables 115 sq m square metres

(b) Other Structures machinery shed 128 sq m square metres

4. State area of land (i.e. size of farm) on which the proposed development will be located: 7.31 ha
5. State maximum number and type of livestock housed or to be housed at any one time in:
- (a) proposed development 10 horses
- (b) Existing development 10 horses
6. Does the proposed development provide for the creation of widening of an access to a public road? Not Applicable Yes/No
7. Will development be connected to:
- (a) E.S.B. supply Yes existing Yes/No
- (b) Water supply Yes mains water existing Yes/No
8. Where farm effluent is to be land spread, state the method used for land spreading. Land registry maps for the lands to be used for spreading should also be submitted in this regard.
slurry tanker injected into soil - effluent only . Manure spread by agri contractor.
9. Attach 3 copies of Nutrient Management Plan

Roofed manure pit can hold 180 c m of manure , lands for spreading detailed on Nutrient management maps 10 horses over 20 weeks storage period at 0.59 c m /week per horse = 118 cm required

Declaration and Signature

I confirm that the details given in this form (and any attachments) are correct.

Signed: Christopher Kinghan
Carricknagoan,
Coolderry P.O.,
Carrickmacross,
Co. Monaghan.

Date: 11/05/2023



Planning Pack Map

Site Location Plan



Tailte
Éireann

Christopher Kinghan & Associates

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ARCHITECTURAL, PLANNING & ENVIRONMENTAL DESIGN SOLUTIONS

Carricknagoan, Coolderry P.O., Carrickmacross, Co. Monaghan, A81 E720

Tel: 085 164 6179 Email: kinghanchris@yahoo.com

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CENTRE
COORDINATES:
ITM 594143,804

PUBLISHED:
10/04/2023 ORDER NO.:
50328028_1

MAP SERIES
1:5,000

12 MAY 2023

ROSCOMMON COUNTY COUNCIL
PLANNING SECTION

COMPILED AND PUBLISHED BY:
National Mapping Division of
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland
D08F6E4

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Red Line denotes site boundary
Blue Line denotes farm boundary
/extent of the lands farmed by
the applicant.

SITE 'A'

0 25 50 75 100 metres
0 50 100 150 200 250 Feet

OUTPUT SCALE: 1:2 500

CAPTURE RESOLUTION.
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at
www.dail.ie/search/capture-resolution

LEGEND.
view the legend web
www.dail.ie and search for
'Large Scale Legend'



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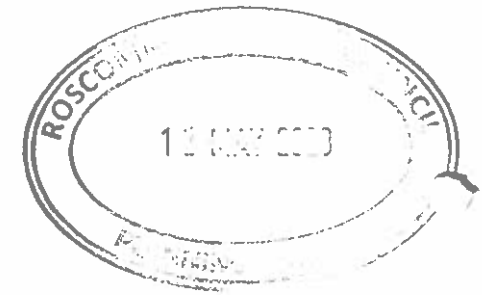
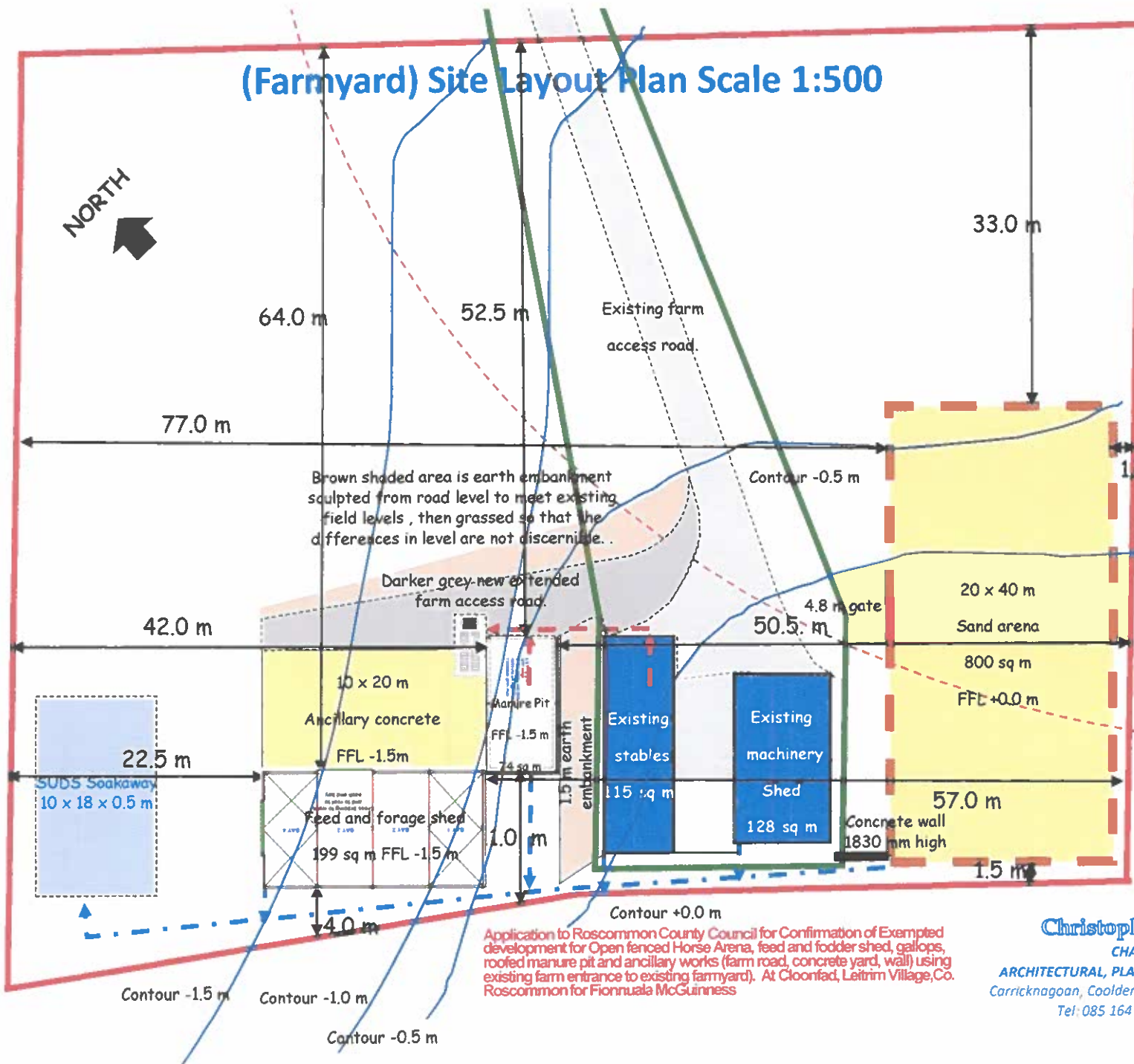
SITE LAYOUT PLAN NOTES

Please read in conjunction with desktop study and drawing

- 1) **SETTING OUT** - **Point A *** is an exact fixed point on the drawing from which all proposed buildings can be set out
- 2) Full surface water and effluent drainage facilities are to be provided throughout the farm yard in accordance with **Department of Agriculture Specification S129 Farmyard drainage, concrete yards and roads.**
- 3) All uncontaminated surface waters from all existing and proposed buildings, roofs and yards shall be separately collected, kept clean and piped directly by an impermeable system to soakaways or to the land drains system as indicated on the Site Layout Plan drawing. Uncontaminated drainage is signified on the drawing by a broken/dotted blue line.
- 4) Contaminated surface water i.e. soiled yard water, and all other effluents including silage effluents **shall not be** allowed to enter drains or waterways. Such effluents shall be directed to slatted tanks or effluent holding tanks. In instances where silage effluent is to be stored, the concrete specification for the holding tank needs to be upgraded accordingly. Contaminated drainage is signified on the drawing by a broken/dotted red line.
- 5) All effluent/slurry holding tanks shall be constructed so that groundwater is prevented from entering said tanks.
- 6) All material waste generated during construction, including any waste waters, shall be recovered and disposed of properly in accordance with the Waste Management Acts 1996-2008. With the exception of excavated material from the site which can be re-used within the applicant's farm boundary.
- 7) All solid manure from existing and proposed buildings is to be stored undercover in a purpose designed covered Manure Pit to be spread on the land in the spreading season.
- 8) Main plan dimensions (for validation purposes) are shown for all new buildings.
- 9) The Site boundary is depicted by a solid red line - it is a notional boundary/ not a legal boundary for planning purposes only.
- 10) The position of the site notice is shown on plan, as the site is a considerable distance from the public road an additional notice is located on the public road accordingly.
- 11) It is not intended to screen existing farmyards with hedging.

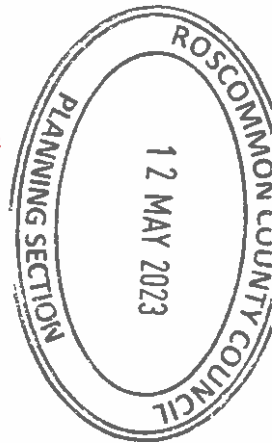


(Farmyard) Site Layout Plan Scale 1:500



Infrastructure in green box is existing.

Red dashed arc is 100 meter distance from nearest dwelling. Only the sand arena and farm access road are within the 100meter arc and the neighbour has signified that this is acceptable



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Tel: 085 164 6179 Email: kinghanchris@yahoo.com



GALLOPS PLAN DRAWINGS Scale 1:1,000

12.0 m

15.0 m

The gallops construction will be as detailed in the Specification notes for the sand arena. It will be 3 meters width, follow the natural contours of the land, and drainage connected to the main SUDS soakaway or directed to natural hollows on the land as long as they are at least 15 meters from any boundary. .

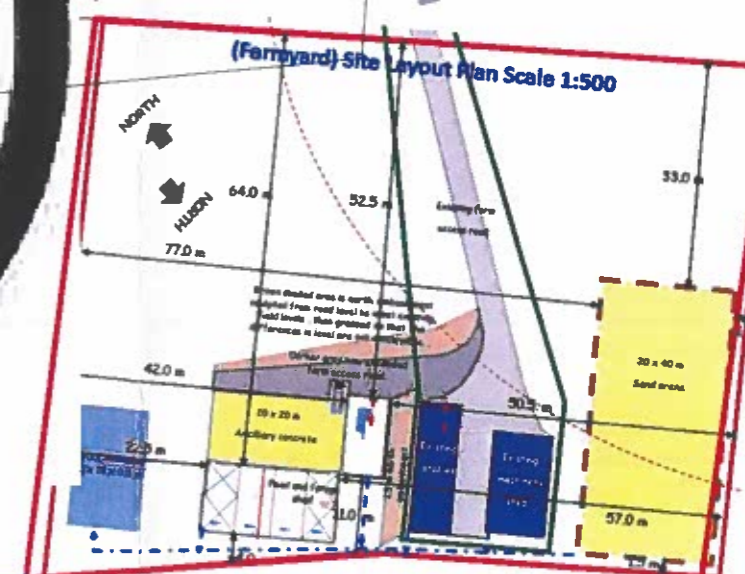
Lands owned bounded in blue, the farmyard site bounded in red is only shown for illustration purposes, all detailed measurements and information related to it are found on the Farmyard Plan Scale 1:200.

14.0 m

Existing farmyard access road and entrance Original field boundaries only shown for reference.



4.0 m



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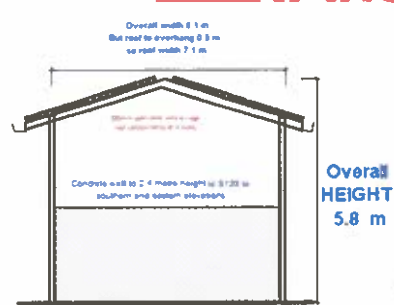
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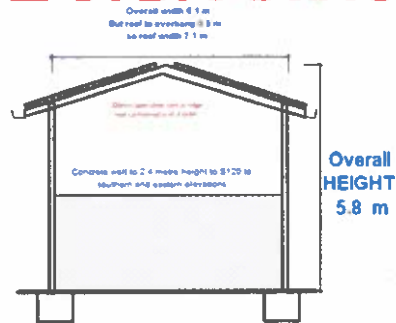
Tel: 085 164 6179 Email: kinghanchris@yahoo.com

Note overall dimensions are for building Roof overhangs overall dimensions by 0.5 m on all 4 sides of building

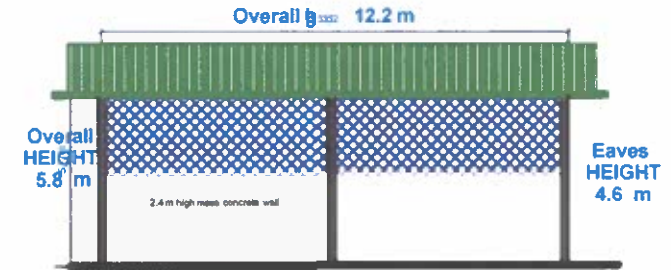
ELEVATIONS & PLAN DRAWINGS Scale 1:200



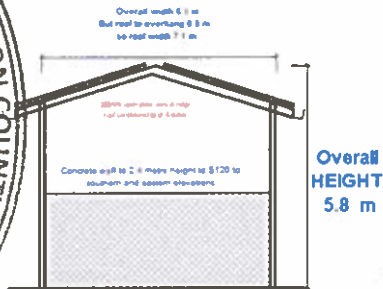
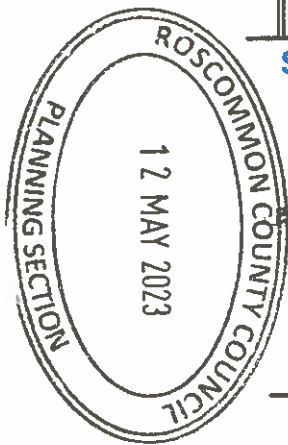
Side Elevation



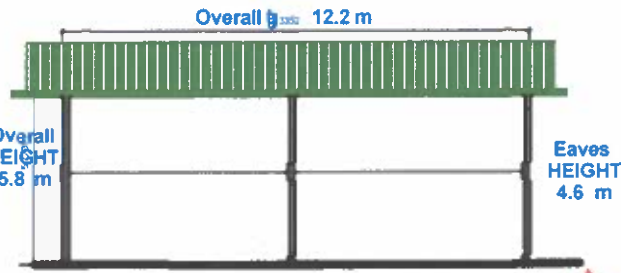
Section A-A



Rear Elevation Entrance to pit



Side Elevation

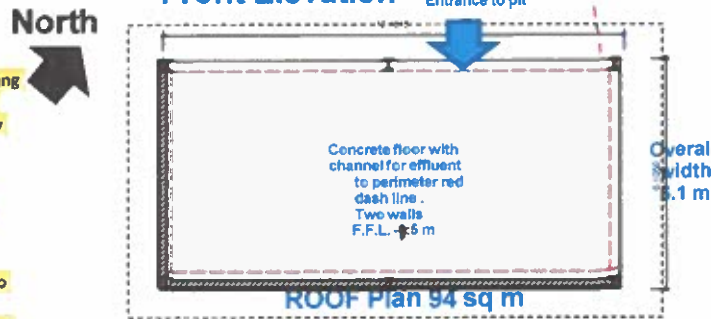


Front Elevation



Floor Plan 74 sq m

Minimum roof pitch 15 degrees. The roof shall incorporate an overhang of 0.5m on all sides so as to reduce entry of rainfall. The overhang at the gable may be achieved by cantilevering the purlins in the end bay by 0.5m beyond the gable rafter/truss.
2 no. Walls are 2.4 m in height and shall be constructed as per Department of Agriculture specification S.120
Detail drawing for retaining wall to manure pit available on request.
Entry to the pit is from the North side.
Roof overhang 0.5 m indicated by dashed line.
Height at eaves 4.6 m approx (4.8 m at outside of wall). No cladding to sides.
Channel is maximum 200 mm from outer edge of kerb. Floor is sloped to channel.



ROOF Plan 94 sq m
Measurements

Effluent collection from perimeter drainage channels drained to nearest slatted tank.

Concrete thickness 125 mm min. 150 mm beneath channel. Floor bays 4.5 m x 6 m max. mastic in joints.

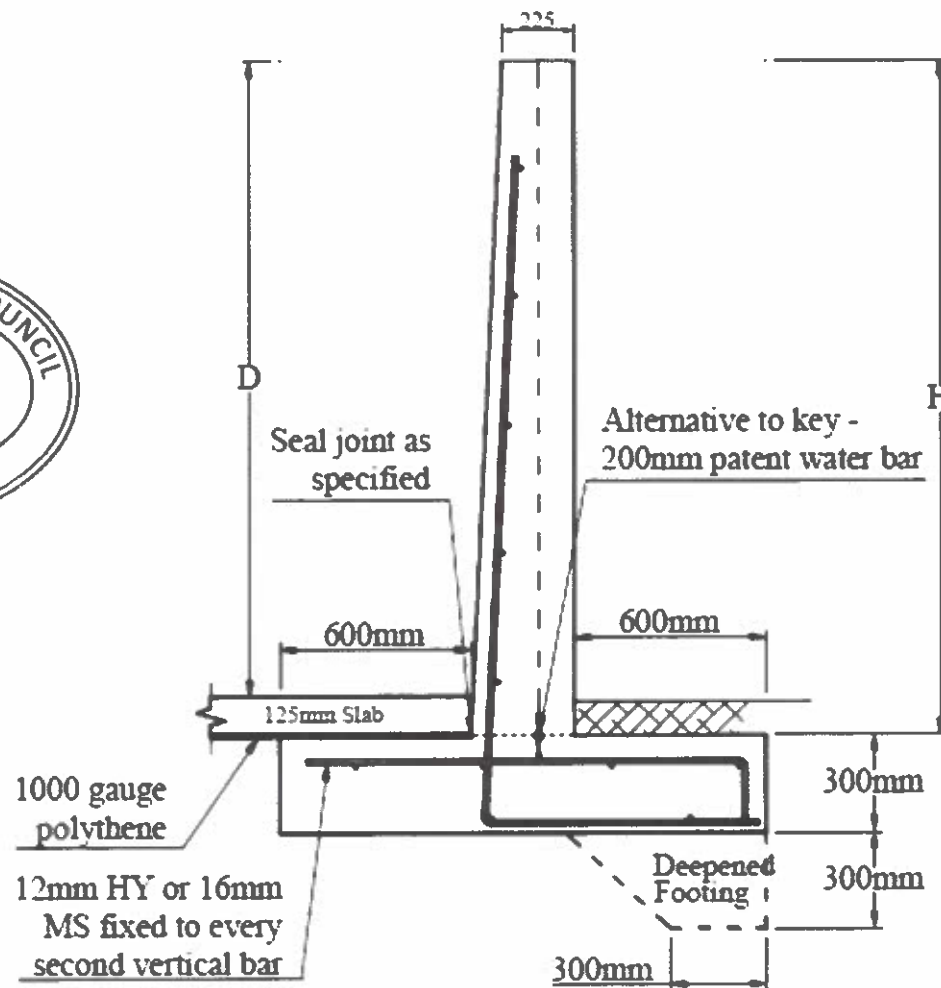
Christopher Kinghan & Associates

CHARTERED BUILDING SURVEYOR
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C. Kinghan, C. Conboy, P. O. Conboy, C. Conboy, Co. Monaghan, A81 6720
Tel: 085 164 6179 Email: info@ckandassociates.com

ALL DRAWINGS MUST BE READ IN ACCORDANCE WITH SAFETY NOTES AND SPECIFICATION

Construct in full accordance with Dept of Agriculture Specification S.101 and S.108
Manure pits and dungsteads - June 2017 (doc 755Kb)

Application to Roscommon County Council for Confirmation of Exempted development for Open fenced Horse Arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard. At Cloonfad, Leitrim Village, Co. Roscommon for Fionnuala McGuinness



Note: For details of reinforcing refer to specification

Note: Provision for avoidance of shrinkage cracks in clause 8 of specification

H = wall height
D = depth of silage

Detail drawing for manure pit wall and foundation.

Christopher Kinghan & Associates

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ARCHITECTURAL, PLANNING & ENVIRONMENTAL DESIGN SOLUTIONS
Gerrinstown, Co. Wick. P.O. Box 100, Co. Monaghan, A81 E720
Tel: 085 164 6179 Email: kanechristi@yahoo.com

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SPECIFICATION & HEALTH AND SAFETY PLAN

TO BE READ IN CONJUNCTION WITH ALL PLANNING AND CONSTRUCTION DRAWINGS

SPECIFICATION

NOTE : The written specification takes precedence over the drawings – obviously there is far greater construction detail in the written specifications and this detail needs to be met in its entirety. There are various methods to attain structural compliance, ventilation and natural lighting rules. This does not affect the overall building appearance nor does it affect overall dimensions of a building from a Planning compliance viewpoint.

For grant aided work it is an important condition of the grant that the buildings are exactly in the position and the size set out in the drawings associated with the planning application or exemption. Failing to meet this condition jeopardises all the grant monies. Note: All materials used in the construction of buildings to this specification shall be sourced as new.

Architect. ALL PROPOSED BUILDINGS MUST BE CONSTRUCTED EXACTLY IN THE POSITION AGREED BY THE GRANT OF PLANNING PERMISSION

Farm buildings can be dangerous and specialist work – all builders need to have a full understanding of the Department of Agriculture's specifications.

All elements of construction work to comply with the conditions set out in the Planning Permission or Exemption Notice, Irish Building regulations and the current DEPARTMENT OF AGRICULTURE AND FOOD specifications as follows:-

Dept of Agriculture Farm Building and Structures Specifications
Health and Safety Guide for Construction Works (pdf 398Kb)

Specifications

- S100 Concrete Specification - October 2015 (doc 99Kb)
- S.101 Minimum Specifications for the structure of Agricultural Buildings - July 2016 (doc 2,188Kb)
- S.101A Non-Load Bearing Wall Panels for use in Cattle and Sheep Houses - May 2018 (doc 40Kb)
- S.101D Accepted Safety Grids for Under Translucent Sheets - January 2017 (doc 1,027Kb)
- S.102 Minimum Standards for Roof Cladding and Side Cladding - August 2018 (doc 137Kb)
- S.104 Minimum specification for hay and straw stores April 2022
- S.108 Minimum specification for manure pits and dungsteeds.
- S108A Accepted Pre-Cast Wall Panels for use in Manure Pits - July 2009 (doc 28Kb)
- S.129 Minimum Specifications for Farmyard Drainage, Concrete Yards and Roads - January 2016 (doc 118Kb)
- S.135 Screening Belts and Shelter Belts for Farmyards and Farmbuildings - November 2008 (doc 39Kb)
- S.148 Farm Fencing - September 2016 (doc 164Kb)
- S.148A Accepted Fencing Posts - August 2018 (doc 67Kb)
- S.156 Minimum specification for horse facilities and fencing. January 2016
- S.157 Accepted proprietary horse facilities July 2009

And all other relevant standard specifications from the same source. In all instances the latest available revised specification is to be used.

Note: These specifications are flexible in that they set out various methods of construction. They are the minimum standard acceptable for grant aided works. Where there is a conflict with the drawings the standards set out in these specifications super-cedes the drawings. Construction details in the working drawings are only suggested methods of construction. Provided the contractor has the agreement of the client and Architect, does not change outer appearance of a building/ or the external dimensions, the Contractor is free to choose any construction method that complies with Dept. of Agriculture standards.

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sed, and the critical internal dimensions upon which the grant aid is based, then the Contractor is free to choose any construction method that complies with Dept. of Agriculture standards.

But, if there is any doubt as to eligibility of any change it is the contractor's responsibility to check with the Dept. of Agriculture and approve the change as otherwise the Dept. may impose financial penalties on the client/employer.

The specifications are all available online and copies can also be obtained from the Architect.

If explanation or clarification is required on any matter you are welcome to contact the Architect at any time.

Checking Ground conditions

Prior to making the grant application, or commencing construction if there is no grant, it is the farmer/ building contractor's responsibility to ascertain ground conditions in the vicinity of the proposed building or tank i.e. dig 2 no. trial holes (outside but in the vicinity of the footprint of the works) at a minimum depth of 3.0m and check the is no bed rock.

It is extremely difficult to alter the design once work has commenced and excavating in rock is often NOT financially justifiable.

These trial holes should be fenced off, stepped in construction to enable anyone who falls in to climb out and left open for 48 hours to ascertain the water table – It may be necessary to agree a method of keeping the excavations free of water whilst constructing the works.

DESIGN OF TANKS

General Design

A minimum of 16, 18, 20 or 22 weeks storage shall be provided in all new and converted structures in line with the requirements of S.I. 788 of 2005 European Communities (Good Agricultural Practice for Protection of Waters) Regulations and any subsequent amendments to the regulations. However, where the Local Authority has specified a higher winter storage period, then this must be complied with.

General note for Buildings over slatted tanks (where applicable)

Walls shall not be built directly onto slats under any circumstances. As walls are not mandatory in most houses steel barriers may instead be installed across the gable end of a building, with or without steel cladding. Prefabricated concrete wall panels may also be installed (Clause B9.2 in S.101), positioned at least 10mm above the top of the slats. If it is decided to install a blockwork or mass-concrete gable wall, then it shall be positioned on a supporting beam. This beam may either be prefabricated, or constructed on site and shall have at least 150 mm support at each end. If it is decided to extend the slats under the beam, there shall be a gap of at least 10mm between the beam and the top of the slats. In all circumstances there shall be sufficient space outside the house to install a 1.2m wide slab or manhole slat on the walls of the extended tank.

Where a wall is erected on a tank wall, the tank wall shall be wide enough to carry the full width of wall and provide a full slat bearing of 150mm. Where walls are 200mm, 350mm (min.) tank walls are necessary.

SAFETY AND HEALTH PLAN

FOR SAFETY DURING CONSTRUCTION

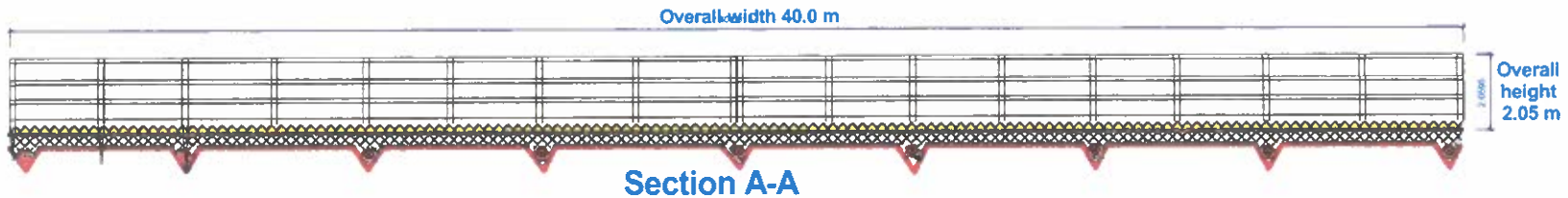
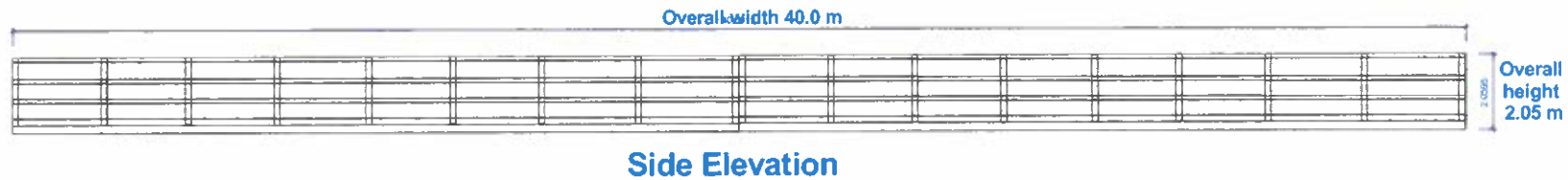
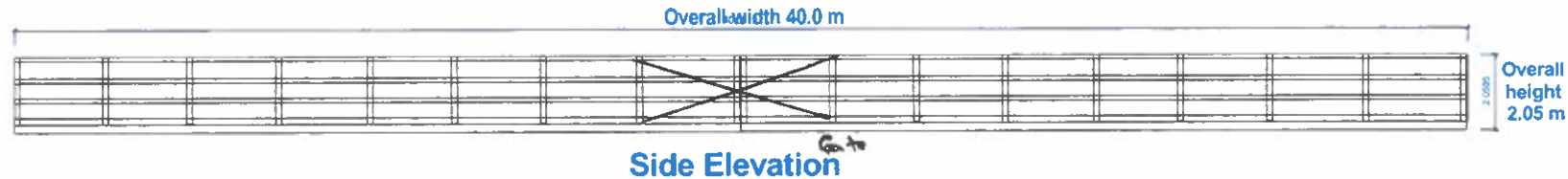
Also refer to Dept. of Agriculture Health and Safety Guide including Form AF1

This document is not part of the planning documentation but is prepared and given to the client at the time of planning submission. It is available to the planning Authority on request.

NOTE: The ESB will be notified by the applicant to move any of their installations which /if they impact on this development following grant of planning permission (usually within 10 metres of the development and applicable in this case).



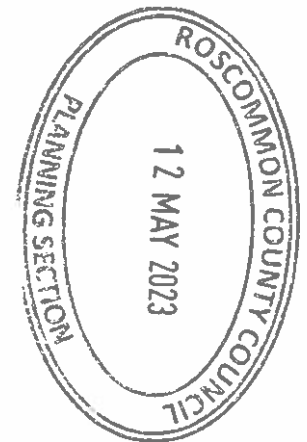
ELEVATIONS & SECTION AA DRAWINGS Scale 1:200 SAND ARENA



Drainage and construction as detailed drawing and notes attached to these drawings. The notes are based on Department of Agriculture sprcification S.156 and followed in their entirety.

Application to Roscommon County Council for Confirmation of Exempted development for Open fenced Horse Arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard) at Cloonfad, Leitrim Village, Co. Roscommon for Fionnuala McGuinness

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ELEVATIONS & PLAN DRAWINGS

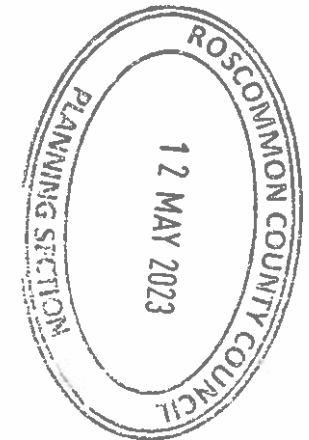
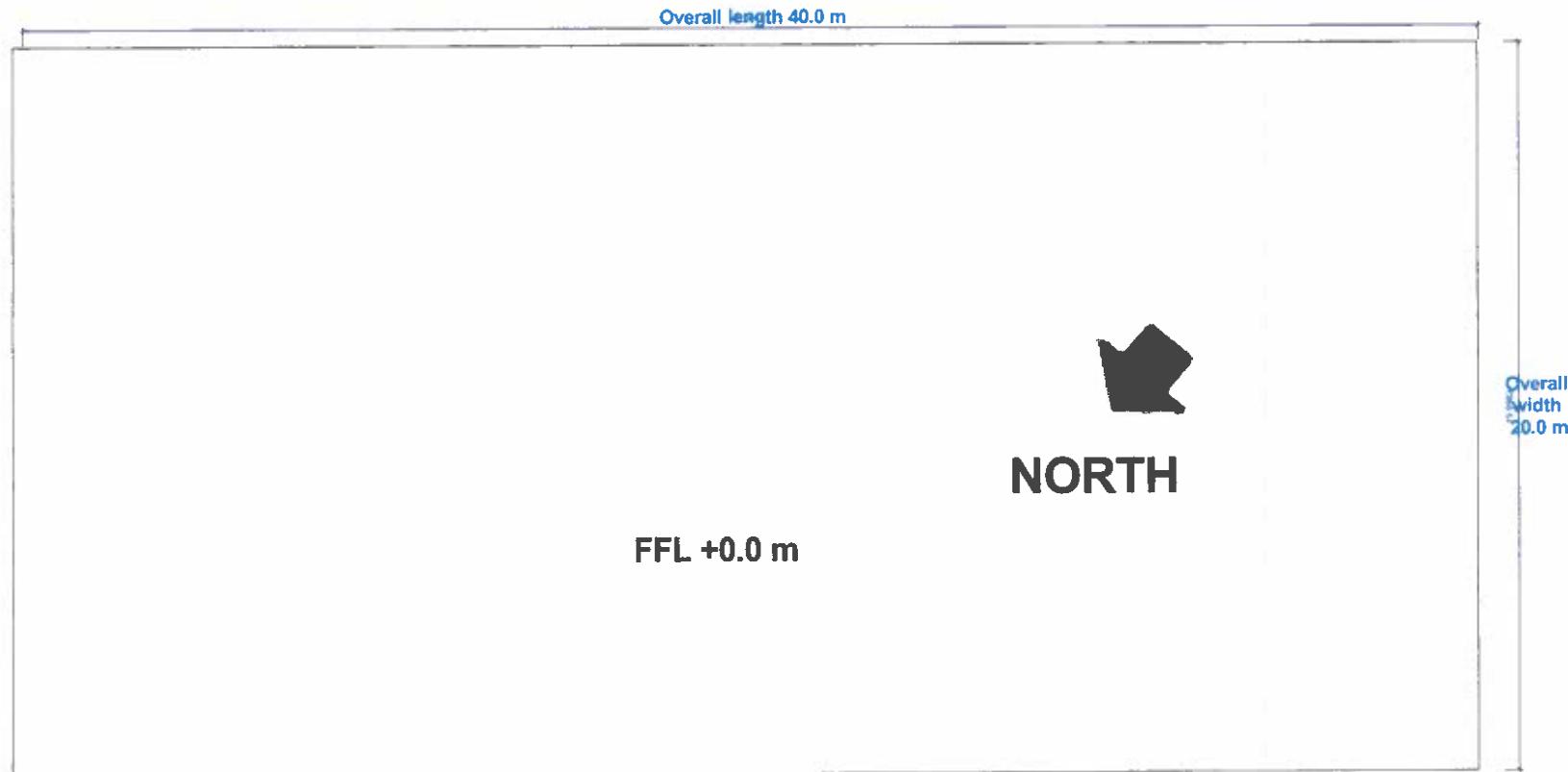
Scale 1:200 SAND ARENA

ALL DRAWINGS MUST BE READ IN
ACCORDANCE WITH SAFETY NOTES
AND SPECIFICATION.
SPECIFICATION TAKES PRECEDENCE
NATURAL VENTILATION AND NATURAL
LIGHTING TO MEET MINIMUM
REQUIREMENTS AS LAID DOWN IN
DEPT OF AGRI SPECIFICATIONS.

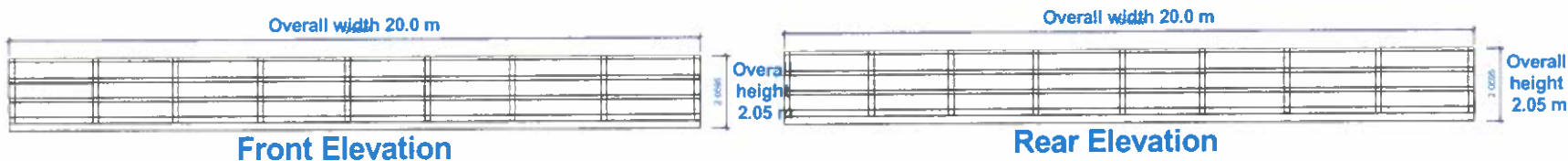
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Side Elevation



Floor Plan 800 sq m



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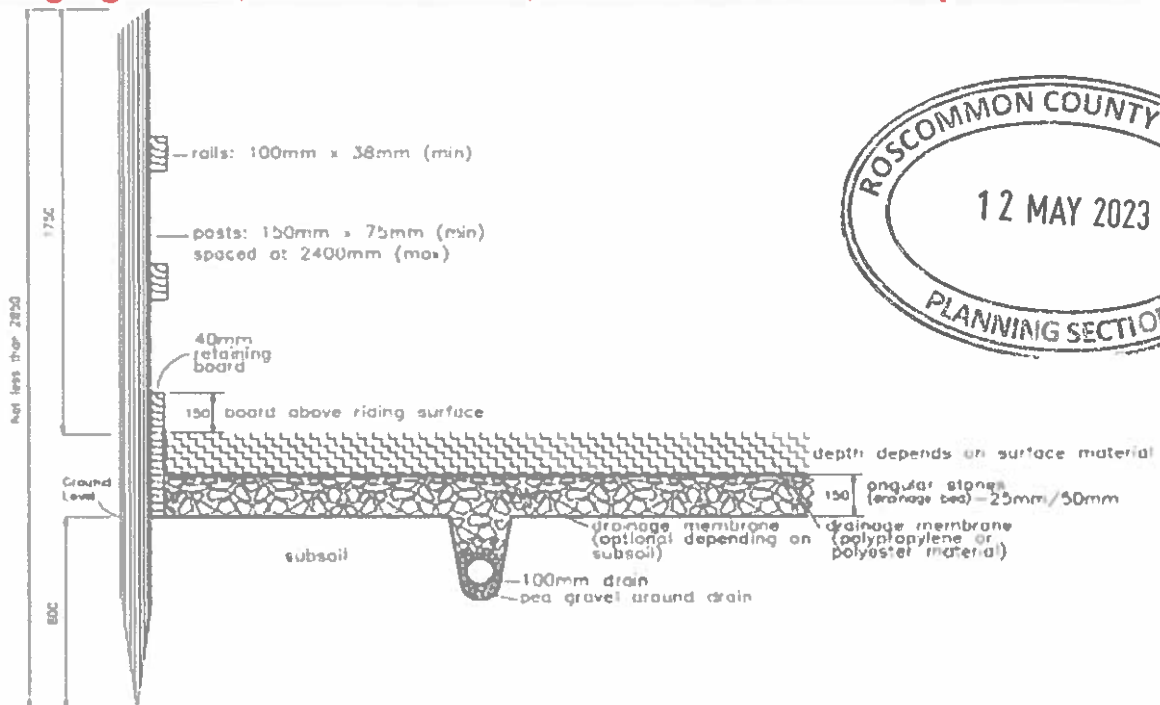
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Note: The full Department of Agriculture Specification S156 January 2016 2008 should be followed in their entirety. Also the Specification Notes for sand Arenas which form part of the Planning application.

Lunging Areas, Exercise Areas, and All-Weather Gallops Notes.



The TAMS 3 specification requirements take precedence and will mainly be based on Specification S.156.

Site

Sites for stables or housing shall be dry, not subject to flooding, and convenient to fodder, waste storage, and other facilities. Clean water from roofs and yards shall be piped away to avoid contamination with soiled surfaces.

Sites for Lunging Areas or Special Exercise Areas shall be dry, level, not subject to flooding, and be convenient to stables or housing.

Sites for Gallops shall be dry and not subject to flooding.

For safety considerations Lunging Areas, Special Exercise Areas, and Gallops shall be sited at least 10m from any public road. The above sites shall be adjacent to either a surfaced roadway, or to a drained and gravelled pathway.

Shelter and Run / Exercise Area

8.1 Shelter Construction

shelter shall be constructed to the Department of Agriculture, Food and the Marine specification S101 and clause 6 of this specification. The run or exercise area shall be adjacent to the shelter where the animal will have access to at all times. Please refer to item 6.2 for detailed requirements of the building structure. Please note that there is no requirement for tack rooms, feed storage, or an apron in this building. The building can be fitted with Department's approved internal stables arrangement if required.

8.1.1 Space Requirements

The minimum floor area required is as per item 6.1.3 Loose Housing.

8.2 Run / Exercise Area

This area shall be constructed to standard outlined in item 9.4.1-7 Construction of All Weather Surfaces. The maximum stocking density for the run / exercise area shall not exceed 80m²/adult horse.

8.2.1 Fencing

Fencing around the run / exercise area is to the Department of Agriculture, Food and the Marine specification S148. Timber post and rail horse fencing may be used but is not a requirement.

9.1 Lunging Area

Lunging areas shall be either circular with minimum diameter 15m, or as square as possible with minimum dimensions of 15m x 15m and shall have an all weather surface. Where possible, a 20m square, or diameter, is recommended.

9.2 Exercise Area

Specially fenced separate exercise areas shall have a minimum size of 350m² and a shorter side of at least 15m. The riding area may be in grass or an all weather surface.

9.3 Gallop

All-weather gallops shall be a minimum 3m wide. A straight gallop shall be at least 500m long. A circular or oval gallop shall be at least 400m long, measured on the inner circumference. It is recommended that, where land is available, gallops should be about 800m long. Gallops are normally fenced, but such fencing is optional. The riding area may be in grass or an all weather surface.

9.4 Construction of an All Weather Surface

9.4.1 All-Weather Surface

All-weather construction, as specified below shall be provided for all lunging areas and gallops. Field drainage for lunging areas may also need to be incorporated on certain sites, and is normally required for gallops. Exercise areas may be constructed with an all-weather surface, or be left in grass.

9.4.2 Lower Drainage Membrane

A lower drainage membrane shall be used when the stone drainage bed is put directly onto topsoil, in order to prevent the mixing of stones and soil. Where topsoil is removed, and the base is firm, this lower membrane is not essential. The membrane shall be of porous polypropylene or polyester material, e.g.: Polybrane or equivalent, and shall be laid and overlapped to the manufacturer's instructions.

9.4.3 Field Drainage

Field drainage shall be provided under the drainage bed for both lunging areas and all-weather exercise areas, where site considerations or local high rainfall may require rapid drainage. It is recommended that the spacing of field drainage channels does not exceed 5m. The drainage pipes used shall have a min diameter of 100mm and when laid the pipes shall be surrounded by a layer of 'Pea Gravel' as per figure 5. Basic field drainage shall be provided in all gallops unless percolation tests show that drainage is not required. The simple Percolation Test as described in EPA Wastewater Treatment Manual (Single House Systems) may be used for Percolation Tests. A field drain shall be provided in the centre of a linear gallop, or on the inner edge of a circular gallop. A pattern of herringbone drains may be connected to the main field drain in any part of the gallop where ground conditions are suspect. All drainage systems shall outfall to an adjacent drain or watercourse, or to an adequate soakpit.

In a circular gallop the main drainage bed, the membrane, and the surface, shall all be laid on a slight incline (20-30) towards the inner edge.

9.4.4 Drainage Bed

The drainage bed shall be constructed of angular stones, 25mm to 50mm, with no fines, and shall be not less than 150mm in depth. The top of the drainage bed shall preferably be above ground level in lunging and all-weather exercise areas.

9.4.5 Upper Drainage Membrane

An upper drainage membrane, as specified in section 9.4.2, shall be placed over the stone drainage bed. Overlaps of the material shall be stitched together, and the edge of the membrane shall be turned up and fixed to the inside of the surface retaining board, using batons. Alternatively, a 40-50mm layer of permeable tarmac may be substituted for the upper drainage membrane. [Macadam to comply with BS 4987, Part 1:1993, Tables 17, 18, 19. e.g. Group 3:-14mm open graded macadam]. A 30mm layer of sand shall first be consolidated over the stone drainage bed before the tarmac is laid.

9.4.6 Retaining Boards

Creosote Treated Surface Retaining Boards, 40mm thick, shall be used to confine the surface material. The top of these retaining boards shall be 150mm above the finished height of the exercise area. These boards shall be supported at 1.2m intervals using a combination of posts driven into the ground and the fencing posts. Retaining Boards are optional on gallops. Where they are not provided the side earth shall be banked at about 60o, and the all-weather surface shall finish at 50-75mm below ground level.



.7 Surface Material

All riding surfaces shall be a minimum of 350mm deep. The following surface materials are acceptable (a) Wood chips; (b) Washed sand, or clean pit-run sand; (c) Granulated PVC; (d) Rubber chips; (e) Latex covered sand; (f) combinations of these; (g) crushed glass (diameter 0.1-2.0mm, only purchased from accepted manufacturers); (h) polypropylene fibres, or other accepted surface. Wood chips, PVC, and rubber chips, shall be of a size to pass through a 15mm screen. Bark, peelings, rubber tiles or sawdust are not acceptable. Washed sand, or clean pit-run sand, shall be totally free of soil, and be laid to a minimum depth of 225mm., with a surface slope of 1 in 60. Sand shall be uniform grade (80% approx. between 0.15mm – 0.5mm particle size). Limestone sand will require more maintenance than non-lime sand, and should be avoided if possible.

9.4.8 Fencing of Lunging/ Exercise Areas

All fencing shall be to the standard as outlined in the Department of Agriculture, Food and the Marine specification S148. All post and rail fencing shall also comply with Irish Standard I.S. 437. Only creosote treatment is accepted for this type of fencing. Fences shall be at least 1.75m high, and be constructed as Post and Rail Fences with a minimum of 3 rails or of proprietary prefabricated fencing. The height of the fence shall be measured from the ground level from the top of the riding surface to the top of the top rail (See figure 5). 12

9.4.9 Post and Rail Fence

Posts shall be rectangular, minimum dimensions 150mm x 75mm (preferably 150mm x 100mm), be at least 2.55m long, and be placed 0.8m into the ground. Rails shall be 100mm by 38mm. Maximum spacing of posts is 2.4m. Galvanised nails or screws shall be used. Rails shall be on the arena side of the fence. Post and rail fences may be constructed of proprietary PVC systems that have been previously accepted by the Department.

9.4.10 Gates

Gates in lunging/exercise areas shall open both inwards and outwards; shall be at least 3m wide; shall be unsheathed; and when erected they shall be at least 1.75m high. Gates may be of wood or galvanised steel. Wooden gates shall have 4 horizontal 100mm x 40mm rails and be suitably constructed and braced. Steel gates shall be heavy-duty type, and otherwise conform to IS 155:1967.

9.4.11 Prefabricated fence

A concrete foundation ring, minimum of 300mm wide and 150mm deep shall be formed along the entire edge of the lunging area. The fence must be so manufactured that each element can be set into the concrete foundation ring at time of pouring the concrete. Under no circumstances can the fence simply be bolted to the concrete foundation ring. All fences shall be set down to a depth of 100mm into concrete ring.





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Application to Roscommon County Council for Confirmation of Exempted development for Open fenced Horse Arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard) at Cloonfad, Leitrim Village, Co. Roscommon for Fionnuala McGuinness.

SPECIFICATION FOR ALL WEATHER SAND ARENA

TO BE READ IN CONJUNCTION WITH ALL PLANNING AND DETAIL CONSTRUCTION DRAWINGS

All Weather Arena

Size 40 metres x 20 metres

Construction

First of all the topsoil needs to be removed, then the whole arena area needs to be levelled to suit the finished floor level of the arena, cutting and filling and utilising suitable subsoil material gained from construction of the other buildings in the farm yard.

The subsoil base must be strong enough to withstand impact damage. It must not break up or add unsuitable material to the surface. The arena should be constructed above ground level to facilitate drainage.

- the fill is compacted with whacker plates. In 200 mm maximum thickness layers.
- the banks formed by the cut are sloped
- the area levelled is at least 1m larger on all sides than the required arena size
- the finished site is level
- run off water cannot ingress into the site. A land drain in clean angular stones, 50mm to 100mm, with no fines around the entire perimeter draining to a soakaway.

Field Drains

Field drainage should be provided 5m apart under the drainage bed to the entire arena draining to a soakaway.

Drainage Membrane

A drainage membrane will prevent soil from mixing with and fouling the drainage bed. It should be placed on subsoil that is loose. It shall also line the drainage channels. The membrane should be porous polypropylene and be laid and overlapped to the manufacturer's instructions.

Drainage Bed

The drainage bed will provide a foundation to the arena and provide space for the rainwater falling on the surface to collect and drain out. Therefore part of the drainage bed must be above ground level. The bed should be constructed of angular stones, 50mm to 100mm, with no fines and not be less than 150mm in depth. The aim is to produce a base surface which is level, solidly locked together, yet porous. It has to provide adequate drainage, but not let any fine material in the surface pass down into the base.

Boundary

A Fence is not specified. The arena will be open to the field. However, it needs to be protected by a standard electric fence when not in use. Basically there will be a perimeter board only – see retaining board below. There needs to be a gateway minimum width 3 metres in the electric fence.

Drainage Bed Surface

A drainage membrane placed over the stone drainage bed is strongly recommended. Overlaps should be stitched together and the edges turned up and fixed to the inside of the retaining boards, using batons. A 40-50mm layer of permeable tarmac may be substituted for the drainage membrane.

Retaining Boards



Retaining boards 40mm thick should be used to confine the surface material. The top of the boards should be 150mm above the finished height of the arena. They should be supported at 1.2m intervals using a combination of posts driven into the ground and the fencing posts. All timber needs to be pressure treated with creosote. Preferably slow grown imported timber (Irish timber is grown to fast and will rot faster. Or a manufactured board or solid plastic material and posts with a minimum guaranteed life of 20 years can be utilised.

Riding Surface

There are many variations and materials which can be used for the riding surface. Daily usage and maintenance must be considered to be critical factors to balance against price. Also, the monetary value of the horses may be a very significant factor in deciding on the surface material.

The surface should enable the user to carry out all equestrian disciplines in both the best and the worst weather. The speed at which the water drains through the riding surface is paramount to its correct functioning. A surface should suit the needs of the user of the arena.

Obviously, the cost of the surface will also influence the final choice.

The following surface materials are acceptable, (a) wood chips (b) washed sand or clean pit-run sand (c) granulated PVC (d) rubber chips (e) latex covered sand (f) polypropylene fibre (g) combinations of these (h) or other accepted surface.

Maintenance (for information only).

This is a minimum specification. The only part of the specification where there is a choice, is the surface finish and this will normally depend on available budget. All artificial surfaces need maintenance. Maintenance will determine the quality of going, the effective life of the arena and the frequency with which it can be used. Procedures must take account of weather, type of use, and amount of use. Weather conditions can affect the frequency of watering. Type and amount of use will govern the frequency of levelling, harrowing, or rolling – whichever is appropriate.

All surfaces need keeping level. Some surfaces like the monofilament bonded sand need periodic rotavation to keep the fibre mixed. This can also apply to blended materials, like PVC with fibre and sand. Other materials like fibred rubber have relatively large particles which tend to stay on top by natural regeneration. A high ratio of fibred rubber in the mix can be used to lay a surface of relatively low volume which allows the use of a roller to keep it level, rather than harrowing to break up the surface. Surfaces bonded with water, wax or oil-based materials will compact to give a dead ride and need harrowing or rotovating to keep the surface open for drainage, and to fluff it up.

Any arena perimeter will tend to build up surplus material. This must be returned to the adjacent track whenever necessary. Most surfaces require a minimum depth either to protect the membrane, or to prevent the surface material being crushed between the horse and the base.

The other maintenance factor is how often you will need to top up or replace the surface. Again, this will vary according to material, usage and the efficiency of interim maintenance.

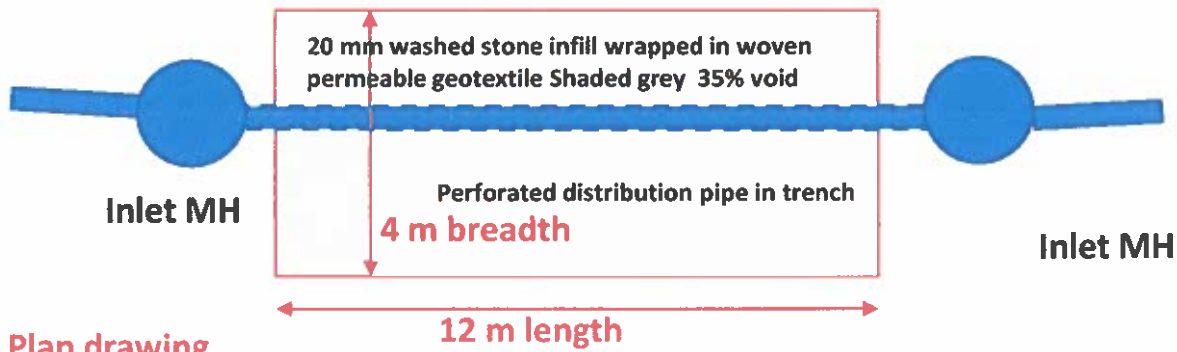
Whilst all-weather has become the accepted term for 'artificial surfaces' there really is no such thing. The best we can therefore hope for is to construct a surface that will meet most of our requirements most of the time.

Remember to be realistic in your expectations, visit as many arenas as you can. Find out for how long they have been in use, how intensively they are used and how much maintenance is required.



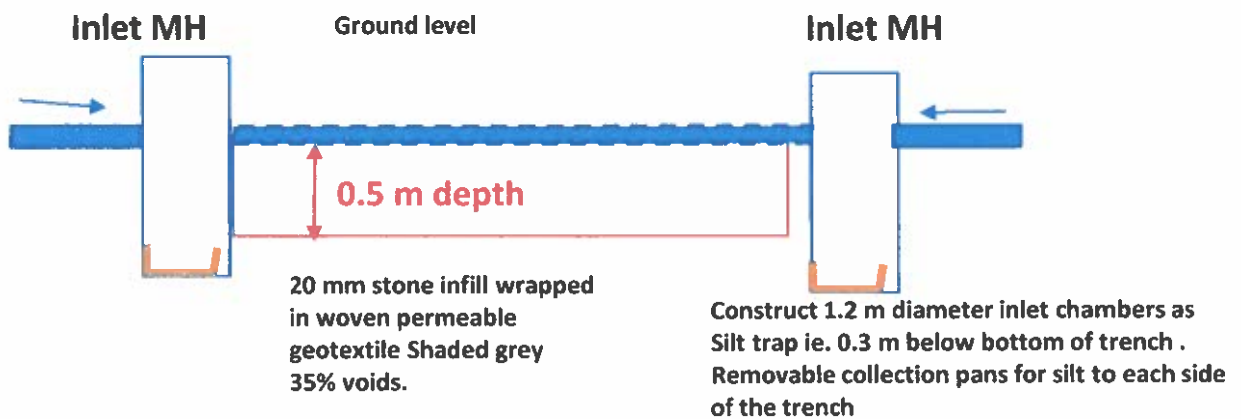
SUDS Soakaway trench design Schematic only. Not to scale.

Note : Detail drawing shown for 4 m x 12 m x 0.5 m size soakaway.
Actual soakaway sized to suit area of buildings, roads and concrete
yard areas and is stated on the Farmyard Plan drawing.



Plan drawing

Actual length breadth depth dimension determined in calculations.



Section drawing

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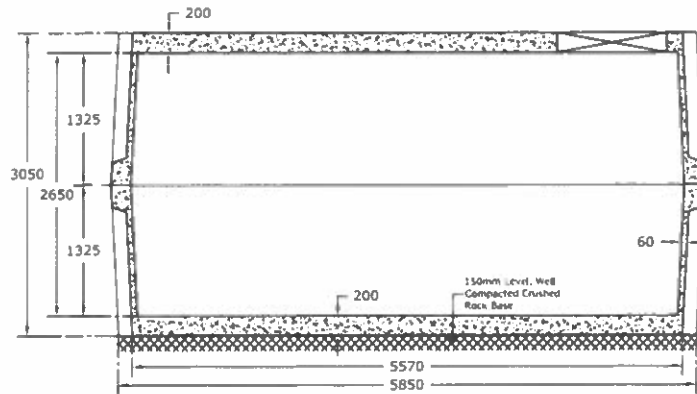
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- 900mm x 600mm
- 600mm x 600mm

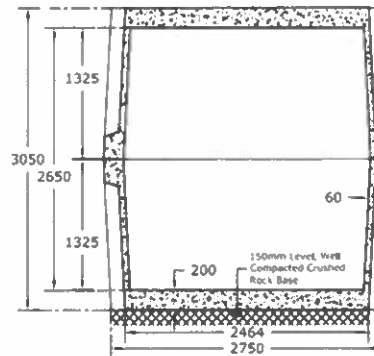
**NON STANDARD SIZES ARE AVAILABLE
ON REQUEST**

STANDARD UNIT WEIGHTS:

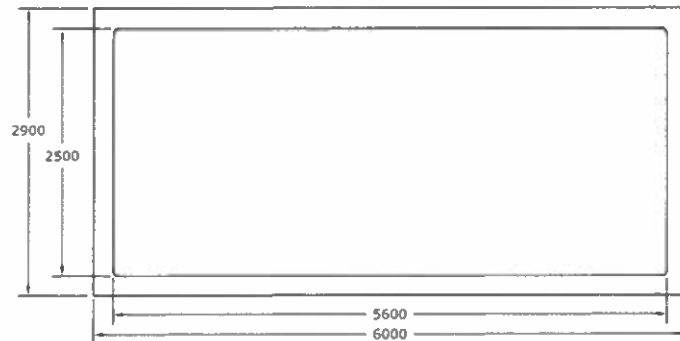
- | | |
|--------------|-------------|
| - BASE UNIT: | 13.5 tonnes |
| - ROOF UNIT: | 12 tonnes |



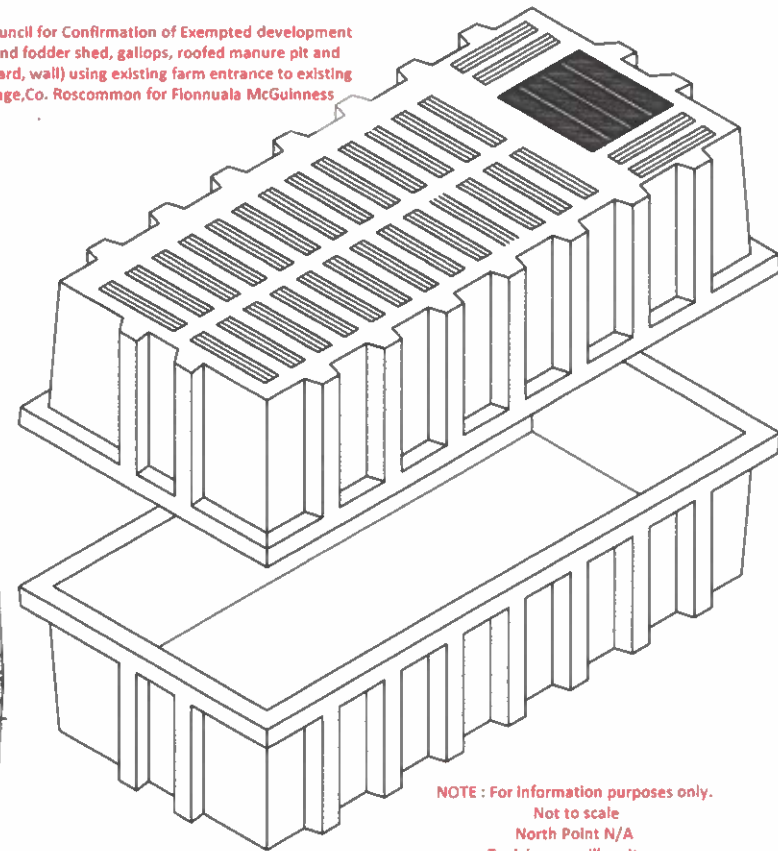
Typ Long Section:
Scale: 1:50



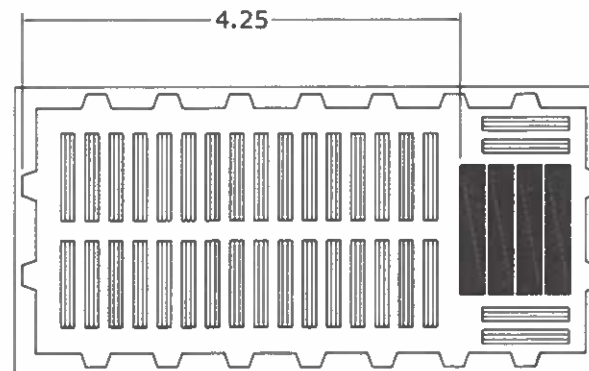
Typ Short Section:
Scale: 1:50



Plan View:
Scale: 1:50

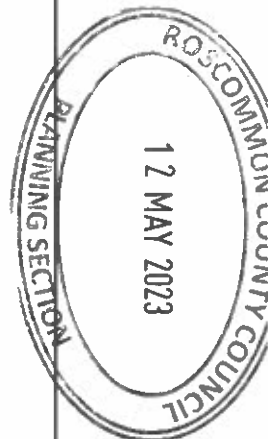


NOTE : For information purposes only.
Not to scale
North Point N/A
Tank is an ancillary item



Slatted Roof Plan:
Scale: 1:50

EFFLUENT TANK Not to scale.



Planning Pack Map

Nutrient management Plan 1



Tailte
Éireann

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CENTRE
COORDINATES:
ITM 594143,804310

PUBLISHED: 10/04/2023 ORDER NO.: 50328028_1

MAP SHEETS: 12 MAY 2023



COMPILED AND PUBLISHED BY:
National Mapping Division of
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland
D08F5E4

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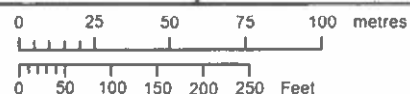
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ownership of physical features.

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Red Line denotes site boundary
Blue Line denotes farm boundary
/extent of of the lands farmed by
the applicant.
Shaded green area = Farm area
for spreading manure etc
Brown shaded area excluded
area buildings, roads
watercourses
etc. for spreading manures etc



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION.
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at
www.cai.ie, search 'Capture Resolution'

LEGEND:
To view the legend visit
www.cai.ie and search for
'Large Scale Legend'



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Desktop Study – Stage 1 - Statement of Screening for Appropriate Assessment of a nearby Natura designated site.

Part 2 of Desktop study. Organic Waste Nutrient Management Plan for the purpose of Planning Applications for Agricultural Development in accordance with Good Agricultural Practice Regulations Statutory Instrument No. 610 of 2010

Application to Roscommon County Council for Confirmation of Exempted development for Open fenced Horse Arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard) at Cloonfad, Leitrim Village, Co. Roscommon for Fionnuala McGuinness.

Part 1 of Desktop study.

Stage 1 - Statement of Screening for Appropriate Assessment – Summary

Section 1 INTRODUCTION

The actual Assessment commences on Page 3. The notes on Pages 1 and 2 detail the reasons and methodology of the need for this natura assessment.

With the introduction of the Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitat and of wild fauna and flora) came the obligation to establish the Natura 2000 network of Sites of Community Interest (SCIs), comprising a network of areas of highest biodiversity importance for rare and threatened habitats and species across the European Union (EU).

In Ireland, the Natura 2000 network of sites comprises Special Areas of Conservation (SACs, including candidate SACs) designated under domestic legislation transposing Directive 92/43/EEC, and Special Protection Areas (SPAs, including proposed SPAs) classified under the Birds Directive (Council Directive 2009/147/EC on the conservation of wild birds) and designated under the same domestic legislation.

SACs are designated for the conservation of Annex I habitats (including priority types which are in danger of disappearance) and Annex II species (other than birds). SPAs are designated for the conservation of Annex I birds and other regularly occurring migratory birds and their habitats. The annexed habitats and species for which each site is designated correspond to the qualifying interests of the sites; from these the conservation objectives of the site are derived.

SACs and SPAs make up the pan-European network of Natura 2000 sites. It should be noted that 'European sites' are defined in Regulation 2(1) of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended ('the 2011 Regulations') and Section 177R of the Planning and Development Act 2000, as amended ('the 2000 Act').

1.1 Appropriate Assessment

1.1.1 The Habitats Directive

A key protection mechanism in the Habitats Directive is the requirement to subject plans and projects to Appropriate Assessment (AA) in line with the requirements of Article 6(3) of the Habitats Directive, which requires that—

This desktop study is concerned only with **Stage 1 - Screening for Appropriate Assessment**: An initial or preliminary assessment of the project or plan's effect on a European site(s). If it cannot be concluded that there will be no significant effect upon a European site, then an appropriate assessment of the implications of a plan or project must be conducted.

1.2 Document Structure

Methodology and Guidance

Section 2 of the document, sets out the methodology followed and guidance documents used in conducting a screening appraisal for appropriate assessment and subsequent appraisal for appropriate assessment of the implications of the proposed development on European sites.

Proposed Development

Section 3 of the report describes the proposed development, the general methodology sequence and activities to be undertaken.

Stage 1 Screening Appraisal

Section 4 of the report contains a preliminary examination and analysis to understand whether or not the proposed development is likely to have a significant effect on any European site. This is the screening appraisal for appropriate assessment. It has been undertaken in view of best scientific knowledge, in light of the Conservation Objectives of the sites concerned and considers the proposed development individually or in combination with other plans and projects. In accordance with EC guidance and settled case law of the CJEU, measures

intended to avoid or reduce the harmful effects of the proposed development on European sites, (i.e. “mitigation measures”) or best practice measures have not been taken into account in the screening stage appraisal.

Section 2 METHODOLOGY

2.1 Published guidance on Appropriate Assessment

Appropriate Assessment Guidelines for Planning Authorities have been published by the Department of the Environment Heritage and Local Government and more recently by the Office of the Planning Regulator Practice Note (PN01) (OPR,2021). In addition to the advice available from the Department, the European Commission has published a number of documents which provide a significant body of guidance on the requirements of Appropriate Assessment.

This Stage 1 Screening Appraisal is carried out in conformity with this guidance.

2.2 Likely Significant Effect

The Commission’s 2018 Notice (EC, 2019) advises that the appropriate assessment procedure under Article 6(3) is triggered not by the certainty but by the likelihood of significant effects, arising from plans or projects regardless of their location inside or outside a protected site. Such likelihood exists if significant effects on the site cannot be excluded. The significance of effects should be determined in relation to the specific features and environmental conditions of the site concerned by the plan or project, taking particular account of the site’s conservation objectives and ecological characteristics.

The threshold for a Likely Significant Effect (“LSE”) is treated in the screening exercise as being above a de minimis level. A de minimis effect is a level of risk that is too small to be concerned with when considering ecological requirements of an Annex I habitat or a population of Annex II species present on a European site necessary to ensure their favourable conservation condition. If low level effects on habitats or individuals of species are judged to be in this order of magnitude and that judgment has been made in the absence of reasonable scientific doubt, then those effects are not considered to be LSEs.

The analysis involved in a Stage 1 screening appraisal for Appropriate Assessment is described in EC (2021) as comprising four steps:

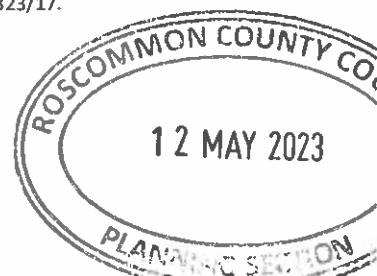
- ascertaining whether the plan or project is directly connected with or necessary to the management of a Natura 2000 site;
- identifying the relevant elements of the plan or project and their likely impacts;
- identifying which (if any) Natura 2000 sites may be affected, considering the potential effects of the plan or project alone or in combination with other plans or projects;
- assessing whether likely significant effects on the Natura 2000 site can be ruled out, in view of the site’s conservation objectives. Case law of the Court of Justice of the European Union (CJEU) has confirmed that a significant effect is triggered when:
 - there is a probability or a risk of a plan or project having a significant effect on a European site;
 - the plan is likely to undermine the site’s conservation objectives; and
 - a significant effect cannot be excluded on the basis of objective information. EC (2021) defines a LSE as being “any effect that may reasonably be predicted as a consequence of a plan or project that would negatively and significantly affect the conservation objectives established for the habitats and species significantly present on the Natura 2000 site. This can result from either on-site or offsite activities, or through combinations with other plans or projects”. The requirement that the effect in question be ‘significant’ exists in order to lay down a de minimis or negligible threshold – thus, plans or projects that have no appreciable or imperceptible effects on the site are thereby excluded.

2.3 Mitigation Measures In determining whether or not likely significant effects will occur or can be excluded in the Stage 1 appraisal, measures intended to avoid or reduce the harmful effects of the proposed development on European sites, (i.e. “mitigation measures”) or best practice measures have not been taken into account in this screening stage appraisal. This approach is consistent with up-to-date EU guidance (EU,2019; EC,2021) and the case law of the Court of Justice of the European Union (CJEU).

EC (2001) states that “project and plan proponents are often encouraged to design mitigation measures into their proposals at the outset. However, it is important to recognise that the screening assessment should be carried out in the absence of any consideration of mitigation measures that form part of a project or plan and are designed to avoid or reduce the impact of a project or plan on a Natura 2000 site”. This direction in the European Commission’s guidance document is unambiguous in that it does not permit the inclusion of mitigation at screening stage.

In April 2018, the Court of Justice of the European Union issued a ruling in case C-323/17 *People Over Wind & Peter Sweetman v Coillte Teoranta* (“People Over Wind”) that Article 6(3) of Directive 92/43/EEC must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is **not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.**

The judgment in *People Over Wind* is further reinforced in EC (2019) and EC (2021) which refers to CJEU Case C-323/17.



Therefore, in consideration of the above, no mitigation measures will be considered in the Stage 1 screening. It is also pointed out prior to commencement of this study that there is no change in stocking rates proposed on this farm, nor any change in the amounts of animal nutrients or the nature of the animal nutrients applied on or into the land by this project.

The maps and data utilised in this Stage 1 screening appraisal are all obtained from <https://www.npws.ie/maps-and-data>

Section 3 describing the proposed development, the general methodology sequence and activities to be undertaken.

Description of proposed development (which is supported by all the planning documentation listed in the cover letter to the planning department:

Proposed Development, development activities- all construction works will be constructed as one project : Application to Roscommon County Council for Confirmation of Exempted development for Open fenced Horse Arena, feed and fodder shed, gallops, roofed manure pit and ancillary works (farm road, concrete yard, wall) using existing farm entrance to existing farmyard) at Cloonfad, Leitrim Village, Co. Roscommon for Fionnuala McGuinness.

Section 4. Identification of all Natura 2000 sites located on or near (1km) to the applicant site

None on farm or within 1 km circle of site See map below : Glenboy is in the centre of the map and is shaded in blue.



Identification of all Natura 2000 sites located near (within 3 km) to the applicant site – None within 3 km circle of site 0 no. SPA and 0 no. SACs The main features of these SAC and SPA sites are detailed and examined below.



Identification of all Natura 2000 sites located near (within 15 km) to the applicant site – 3 no. within 15 km circle of site 1 no. SPA and 2 no. SACs The main features of these SAC and SPA sites are detailed and examined below.



The sites identified and not already described are a considerable distance from the site. As such it is sufficient to name and identify the sites.

SITECODE	SITE_NAME
004050	Lough Arrow SPA
SITECODE	SITE_NAME
000584	Quilcagh - Anierin Uplands SAC
001673	Lough Arrow SAC

Map detailing natura sites within 15 km of project site shaded in blue. I have examined the 1 no. SPA and 2 no. SACs natura sites which are within 15 km of this site. The applicant farms outside all the SAC SPA areas. The farm activities pose no threat to these natura sites.

Assessment of likely effects Note: A ☒ means that the development poses no risk provided that the development is constructed in full accordance with the full Planning documentation and conditions of the Planning Permission.

Examples of effects that are likely to be significant, that have been considered by this study are:

- ☒ Any impact on an Annex I habitat
- ☒ Causing reduction in the area of the habitat or Natura 2000 site
- ☒ Causing direct or indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the Natura 2000 site
- ☒ Causing serious or ongoing disturbance to species or habitats for which the Natura 2000 site is selected (e.g. increased noise, illumination and human activity)
- ☒ Causing direct or indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 site
- ☒ Interfering with mitigation measures put in place for other plans or projects

1. Screening statement with conclusions

The applicant is a small sized equine farmer. The farm is extensively stocked, a large proportion of the land is standard permanent Leitrim pasture, although it is all in the process of being reseeded, none of the land farmed is in the form of shared commonage. As stated at the beginning of this Stage 1 assessment, no mitigation measures will be considered in the Stage 1 screening.

It has also been pointed out prior to commencement of this study that there is no change in stocking rates proposed on this farm, nor any change in the amounts of animal nutrients or the nature of the animal nutrients applied on or into the land by this project. Whether this project goes ahead or not the horses still graze the land as they have always done and their nutrients are deposited on the land.

The farm is typical to this area. It will be farmed in an environmentally responsible manner. 1st stage Screening establishes that there is no potential for significant effects and the project can proceed as proposed. However, no changes may be made after this as this will invalidate the findings of screening.

Conclusion : I recommend that the AA process ends at the Stage 1 Screening stage because my conclusion is that no significant effects are likely.

2. Name, address and qualifications of the person who prepared the "Statement for Screening"/"Statement for Appropriate Assessment"

Date: 11th May 2023
Christopher Kinghan B.Sc.(Hons) A.R.I.C.S.
Chartered Building Surveyor
Christopher Kinghan & Associates CHARTERED BUILDING SURVEYOR



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3. Signature of applicant (and any co-applicant where applicable) or agent

Signed  Agent

On behalf of Applicant

Sources

<http://www.npws.ie/protected-sites/sac>



Part 2 of Desktop study.

Organic Waste Nutrient Management Plan for the purpose of Planning Applications for Agricultural Development in accordance with Good Agricultural Practice Regulations Statutory Instrument No. 610 of 2010

Roscommon County Council has their own Waste nutrient management plan. Therefore, that document supercedes the need for Part 2 of this desktop study as it deals with the same issues.