

# **General Agricultural Plannings – Guidance Note**

## **Planning Agents**

**Introduction:** There are a wide range of potential environmental effects caused by agricultural developments which need to be considered when assessing proposals for new or expanding agricultural developments. Such impacts arise during the development stage (e.g. earth stripping operations) or may endure throughout the life of the development (e.g. odours, noise, production of effluents, landspreading).

### **Documents to be included with the application:**

A planning application for an agricultural development shall include the following documents;

1. Agricultural application form,
2. Farm Structures Record (FSR), cross referenced to Site Layout Plan.
3. Location maps, 6" & 25", showing location of site, & outline of all lands farmed,
4. A Yard Layout Plan showing layout of farmyard, cross referenced to the Farm Structures Record, with a legend describing each building and yard area. All effluent calculations in the application shall reference the Yard Layout Plan.
5. A Yard Layout Plan showing clean (blue) and soiled (red) water flow paths. Indicate discharge point/s of clean waters from the yard on a map or layout plan.
6. Plans of proposed development,
7. Section/Elevations of proposed developments.
8. Slurry/soiled water storage capacity calculations (Required for new or additional slurry and/or soiled water storage facilities, including slurry bags and steel mesh overground storage tanks and in all other situations where livestock housing, milking facilities, silos, or tanks, are being proposed).

### **The following documents may also be required with the application:**

9. Site Assessment Report (**Required** for Earth Lined Slurry Store (ELSS) or Outwintering Pad, (OWP). May also be required in other situations),
10. Derogation Plan (**Required** for new or additional slurry and/or soiled water storage facilities).
11. Nutrient Management Plan, (particularly for Intensive Agricultural Developments, IAE's).

### **Notes on preparing the application:**

1. Have full regard to the guidance documents and any requirements detailed on the application form.
2. Prepare the application in the context of the full farm holding (including the proposed site). Where a farm has multiple yards and land parcels, consider all and combined impacts.
3. Any site assessment report shall be prepared by an approved site assessor.
4. Provide details on why the development is required.
5. Check the proximity to NHAs, SPAs, SACs, & consider potential impact of development.
6. Are there sensitive receptors nearby (e.g. residential developments, surface water, groundwater abstraction points), consider potential impacts of development.
7. Check the groundwater vulnerability where available & relevant, e.g. storage tanks, & particularly ELSS & OWP.

8. Use the EPA Pollution Impact Potential (PIP) maps to determine existing risk to waters on the landholding from N & P and to check likely flow paths and points for P.
9. Use WFD mapping to determine the current status and risk status of the local waterbody.

### **STOCKING RATE**

- Calculate and provide details of the whole farm stocking rate (determine intensity of operation, i.e. kg organic N/ha).
- Provide details from Animal Identification and Movement System of livestock types & numbers on farm in previous 12 months.
- If over 170 kg N/Ha/year, confirm if applicant is in Derogation or exporting slurry.
- Demonstrate that sufficient suitable lands are available for recovery/landspreading of slurry and/or organic fertilisers and/or soiled water.

### **MANAGEMENT OF EFFLUENTS**

- Demonstrate that stock numbers are consistent with what is on the ground and that cubicle numbers proposed are consistent with proposed cow numbers.
- Demonstrate that the area of slatted housing/loose housing is consistent with proposed stock numbers.
- Provide details (locations, type) of all existing storage facilities on site, e.g. lagoons, wetlands, wintering pads.
- Provide the internal dimensions & capacities of all existing and proposed tanks/storage facilities for slurry and soiled water.
- Provide the area (m<sup>2</sup>) of existing and proposed open soiled yards.
- Provide calculations for milk parlour/dairy washings and for effluents arising on dairy holding yards (existing and as a result of the proposed development).
- Demonstrate how soiled water is/will be managed to account for all milk parlour/dairy washings and animal movement routes through site.
- Complete slurry and soiled water storage calculations form and demonstrate that adequate storage is provided for in accordance with the GAP Regulations.
- Demonstrate that provision is/will be made for any build-up of FYM in straw bedded houses, and/or there is storage facility available for FYM.
- Provide details of how silage effluent is collected, stored and managed in a manner which is in compliance with the GAP Regulations (show relevant calculations).
- Demonstrate that the slurry storage & soiled water storage capacity provided in the proposed development and in the overall farm/site is satisfactory and consistent with the proposed numbers of stock to be housed and with the number of animal places being provided on the site.

### **GROUND WATER**

The application shall include the following information:

- Demonstrate that any wells on the site and any nearby third party wells, have been identified and that there is a suitable separation distance.
- Provide details of any old drains or watercourses piped through the farm/site.
- If the application relates to a karst limestone area, demonstrate that swallow holes, vulnerable areas and/or turloughs have been identified and considered.
- Demonstrate that the requirement for a leak detection system under new tanks has been considered.

- If an earth lined slurry store or outwintering pad are proposed, demonstrate that the site is suitable.
- Where an underpass is proposed and the depth of underpass exceeds the depth to groundwater, detail the measures in place to protect groundwater, (sealing of joints & effluent control facilities).
- Provide details of all fuel tanks and bunding.

### **SURFACE WATER**

The application shall include the following information:

- Demonstrate that the susceptibility of any local stream/river to discharges has been considered and where applicable has been prevented or mitigated.
- Storm water outfall point/s shall be clearly shown on the site layout plan.
- Demonstrate that consideration has been given to the installation of soft engineering solutions on storm drainage rather than direct discharge to a sensitive receptor.
- Demonstrate that livestock movement routes have been designed to minimise the impact of soiled water generated on such routes.
- Demonstrate that measures are in place to prevent stormwater from higher ground entering the site.
- Demonstrate that a requirement for bunding to protect waters from overground slurry stores has been considered.
- Provide details of all fuel tanks and bunding.
- Demonstrate that adequate stormwater treatment has/will be provided on site to prevent flooding off-site & prevent discharge to public roads.

### **WASTE**

Waste on farms can include machinery, oil, batteries, grease, silage plastics, other farm plastics, pesticide containers, veterinary waste, etc. Waste should not be left in situ for long periods (covered / bunded areas for waste batteries, oil and grease).

- Demonstrate that consideration has been given to suitable storage, recycling and/or the authorised disposal of such waste.

### **ODOUR:**

Consideration shall be given to the impact of the new development on the current odour levels generated on site.

- Demonstrate that odour sensitive locations relative to the site boundary have been identified and considered.
- Give details of proposed odour mitigation measures if they are required. (e.g. bandspreading of slurries, avoid agitation of tanks during periods of certain wind directions).

### **NOISE:**

Consideration shall be given to the impact of the new development on the current noise levels generated on site.

- Demonstrate that noise sensitive locations relative to the site boundary have been identified and considered.
- Demonstrate that the impact of the new development on the current noise levels has been considered. (Consider traffic movements when assessing noise levels).

### **DAFM Specifications:**

Where applicable, confirm the reference number/s of the relevant DAFM specifications and that the proposed development/s will comply with relevant DAFM specifications.

**Full regard shall be had to:**

OPR Document : [A Guide to Making a Planning Application – Planning Leaflet 4](#)

OPR Document : [Agricultural & Farm Development – The Planning Issues – Planning Leaflet 9](#)