

Agent offer site visit to existing facility at Newtownbutler	DATE: 26th October 2016
PLANNING COMMITTEE For Decision	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environments and Assets
Outcome	N/A
Lead Officer	Head of Planning
Cost: (If applicable)	TBC – travel expenses

1.0 Background

- 1.1 On 8th January 2015, the Planning Authority received a planning application for 4 no. pig breeding units (in addition to the single unit previously approved under B/2013/0043/F) to house an overall site total of 2247 sows, 12 no. feed bins and 2 no. above ground sealed slurry stores at land off Moys Road Approx 170m south west of 171 Glenhead Road Limavady. The planning reference number is B/2015/0005/F.
- 1.2 The Planning Authority made a positive determination under category 17(C) of Schedule 1 of The Environmental Impact Regulations (Northern Ireland) 2015 that the application needed to be accompanied with an Environmental Statement. The applicant accepted the determination and an Environmental Statement was submitted on 29 June 2015. Having considered the ES various competent authorities requested further information. The Planning Authority requested an Addendum to the ES. This was received on 07 April 2016 and further consultations were carried out. Due to consultation responses a further addendum to the ES was requested on 22/08/16. The applicant has until 22/11/16 or an alternative date is agreed in writing to submit the

addendum. As such, a recommendation on the application is not imminent at this time.

- 1.3 The proposal has been subject of much representation and will be presented to the Planning Committee when a recommendation is made.
- 1.4 Due to the volume of representations, the agent wrote to the Planning Authority to request that members of the planning Committee consider carrying out an accompanied site visit to a pig breeding facility of a similar scale to acquaint themselves with the key planning considerations before a recommendation is made on the application.
- 1.5 The agent originally suggested two possible sites one in Newtownbutler, Co, Fermanagh and the other in Caledon, Co. Tyrone. Both are operated by JMW farms.
- 1.6 At the May meeting, the Planning Committee decided to visit the Caledon site and the visit was arranged to take place in August 2016. Due to unforeseen circumstances the visit to the Caledon site did not take place.
- 1.7 The agent has written to the Planning Authority again to invite members to undertake an accompanied site visit to the Newtownbutler site.
- 1.8 The Newtownbutler site was approved under L/2011/0786/F in April 2012 for a pig breeding unit including 4 meal bins and underground slurry tank. The agent has advised that the Newtownbutler building is the same size and the pig numbers are the same as house 1 of the Glenhead Road site which was previously approved under B/2013/0043/F.
- 1.9 The distance from Coleraine to Newtownbutler is approximately 95miles and taking into consideration the exact location, travel time would be approximately 2.30hours. Factoring in the site visit and a stop for a meal, the conservative estimated time for a round trip is 7.5 hours.
- 1.10 The Committee needs to consider the cost of hiring a minibus for this trip.
- 1.11 The Committee needs to consider whether the Newtownbutler site is comparable to the development proposed under B/2015/0005/F or whether there are other features of the operation which the committee members would find it beneficial to visit.

2.0 Options

- 2.1 There are two options from which to choose a course of action.
- (a) Decline the invite for the accompanied site visit and decide the application on its own merit.
 - (b) Accept the accompanied site visit to Newtownbutler.

3.0 Recommendation

- 3.1 **IT IS RECOMMENDED** that Members note the content of the report and agree on one of the options referred to at 2.1 above for the Head of Planning to respond to the agent.