9. What should a location map or plan show? In addition to the details indicated in PL 2 – “Making a Planning Application”, the following information will normally be needed:

- the applicant’s farm and the farmyard development, watercourses, drains, houses, schools, churches or public assembly buildings in the vicinity;
- other land in the vicinity in the ownership of the applicant or landscamer marked or coloured separately;
- land both on and off the applicant’s farm available for effluent spreading, together with any watercourses, drains, dwelling houses, schools, churches or public assembly buildings within 100 metres of such land.

10. What should a site or layout plan show? In addition to the detail indicated in leaflet PL 2 – “Making a Planning Application”, the following information will normally be needed:

- existing farm buildings and structures, surfaced and unsurfaced yards, directions of falls, silage yards, silage pits etc.;
- proposed farm building and structures, as above;
- all yard roads and walls;
- existing and proposed effluent storage tanks marked or coloured separately;
- effluent and soiled water drainage layouts and roof water and other clean water collection and disposal systems. All underground water channels, drains and pipes should be shown;
- all adjoining watercourses, wells, water supplies etc.;
- any existing and proposed septic tanks;
- roads and site boundaries and distances to these.

11. Where can I get advice on effluent storage and disposal? You are advised to design effluent storage facilities in accordance with “Codes of Good Agricultural Practice to Protect Waters from Pollution due to Agriculture” (Edition 1996) issued by the Department of Agriculture and Food and the Department of the Environment and Local Government. A booklet entitled “Farmer’s Guide to Agricultural and Farm Development – Well, Farm Safely” is available free of charge from E.S.B.

12. Do I need any other permission? You will need permission if you are making a connection to a public or group water main or sewer. If you are installing a septic tank in an unserviced area, you may need to submit trial holes and percolation results.

13. Are there dangers from power lines? You should contact your local E.S.B. office if your works are near existing electricity lines, or if there are dangers with clearance heights under power lines or if the construction work will bring anyone within reach of the electricity supply to your farm. In fact, you must do so where any overhead lines come within 6 metres of the construction works. You must also give 2 months notice to the E.S.B. if you intend to carry out any construction activity within 6 metres of overhead lines. Underground Service Providers (e.g. gas, electricity, water, sewerage) should be consulted to avoid damage to pipes or ducting etc. before commencement of work. Information videos, particularly “Lifelines” and “Power 2 Shock” and an information poster on “Avoidance of electrical hazards when working near overhead lines” are available from E.S.B. With farm machinery, construction work can bring you into contact with live electricity and lead to severe injury or death. A booklet entitled “Farm Wall, Farm Safety” is available free of charge from E.S.B.

The law governing the planning system is set out in the Planning and Development Acts 2000 and 2001 and the Planning and Development Regulations 2001 to 2002. These may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2, telephones (01) 6476995/4.

The leaflets in this series are:

- A Guide to Planning Permission PL 1
- Making a Planning Application PL 2
- Commenting on a Planning Application PL 3
- Building A House - The Planning Issues PL 4
- Doing Work around the House - The Planning Issues PL 5
- Agriculture and Farm Development - The Planning Issues PL 6
- Planning for the Business Person PL 7
- The Development Plan PL 8
- Environmental Impact Assessment PL 9
- Making a Planning Appeal PL 10
- A Guide to the Building Regulation PL 11
- A Guide to Architectural Heritage PL 12

Tá leagan Gaeilge den bhileog seo ar fáil - The leaflets in this series are available in Irish.
Generally, smaller developments of an agricultural or forestry nature are exempt, however, larger developments do require planning permission. In addition, any development for which an Environmental Impact Assessment (EIA) is required needs planning permission. This leaflet is a simple guide for farmers outlining the main features of the planning system they are likely to encounter.

This leaflet is intended as a practical guide. It is not a definitive legal interpretation of planning law.

1. Do I need planning permission?

Generally, planning permission is required for any development of land or property unless it is specifically exempted from this need. The term development includes the carrying out of any works (i.e. building, demolition or alteration) on any land or buildings and includes the making of a material (i.e. significant) change of use of any structure or land. Exempted development is development for which planning permission is not required. Categories of exempted development are set out in planning law. Much agricultural development, especially uses of land for agricultural purposes, is exempted. In other cases certain thresholds exist, these may involve site size or height. When these thresholds are exceeded, the exemptions no longer apply. The purpose of exemption is to avoid controls on developments of a minor nature. The main exemptions are set out in the next paragraph.

2. What is exempted development?

Exempted development is development for which planning permission is not required. Categories of exempted development are set out in planning law. Much agricultural development, especially uses of land for agricultural purposes, is exempted. In other cases certain thresholds exist, these may involve size or height. When these thresholds are exceeded, the exemptions no longer apply. The purpose of exemption is to avoid controls on developments of a minor nature. The main exemptions are set out in the next paragraph.

3. What are the exemptions from planning permission?

The following are exempted development:

- use of land for agriculture or forestry (but see EIA and other Environmental requirements in other sections);
- use of farm buildings or forestry buildings for these purposes (but see conditions below);
- the maintenance of land for agricultural processes;
- the erection of a wall or fence, but not one of sheet metal or one bounding a garden or in front of a dwelling house (there are separate exemption arrangements for houses);
- temporary use of land (for 10 days or less) for camping or mooring of a boat. Conditions and restrictions apply (e.g. a distance of 50 metres from the public road and within 100 metres proximity to each other);
- temporary use of the land by scouting organisations for a period of 30 days or less a year;
- works involving the construction of or maintenance of a gully, drain, sewer or watercourse;
- works involving minerals and petroleum prospecting under the terms of a licence for either purpose issued by the Minister for Communications, Marine and Natural Resources.

Buildings and Structures

The provision of the following types of agricultural buildings and structures is exempted development:

Type 1
- A roofed structure housing cattle, sheep, donkeys, horses, deer or rabbits, provided that the floor area does not exceed 200 square metres and that the total floor area of all Type 1 structures within the farmyard complex (or 100 metres of it) does not exceed 300 square metres.

Type 2
- A roofed structure housing pigs, mink or poultry provided that its floor area does not exceed 75 square metres and that the total floor area of all Type 2 structures within the farmyard complex (or 100 metres of it) does not exceed 100 square metres. In addition boundary fencing of a mink holding must be escape-proof for mink.

Type 3
- Rootless cubicles, open loose yards, self feed silo or slage areas, feeding aprons, assembly yards, melioration ponds and slage-making structures, provided that the floor area of any new structures does not exceed 200 square metres and that the total floor area of all Type 3 structures within the farmyard complex (or 100 metres of it) does not exceed 300 square metres.

Type 4
- A store, barn, shed, glasshouse etc. not exceeding 300 square metres in floor area and not used for housing animals or storing effluent provided that the total floor area of all Type 4 structures within the farmyard complex (or 100 metres of it) does not exceed 900 square metres.

Type 5
- An unroofed enclosed yard for exercising and training horses with an all-weather surface, provided the structure is not more than 2 metres high. The structure must not be used for staging public events and the entrance should not be directly on a public road;

Type 6
- For the breeding and keeping of greyhounds, as appropriate (Types 6 and 7);
- land reclamation (including field drainage, removal of fences, improving hill grazing or reclamation of estuarine marsh land or callows);
- intensive agriculture, provided the land involved is less than 100 hectares;
- fish breeding installations (except for Type 5, 6 and 7); and
- replacement of broadleaf high forest for conifer species provided the area involved is less than 10 hectares;
- fish rearing installations upstream of drinking water intakes and other freshwater fish breeding installations exceeding 1 million salmon with less than 1,000 miles per 1 million salmon low flow diluting water.

Types 6, 7 and 8 are subject to certain planning controls. In general these controls are designed to avoid or minimise the harmful effects of the activities and are designed to avoid or minimise the harmful effects of the activities and are designed to avoid or minimise the harmful effects of the activities and are designed to avoid or minimise the harmful effects of the activities and are designed to avoid or minimise the harmful effects of the activities.

4. Other Exempted Activities:

Certain types of other activities are exempted development for the purpose of the Regulations including:

- land reclamation (including field drainage, removal of fences, improving hill grazing or reclamation of estuarine marsh land or callows);
- intensive agriculture, provided the land involved is less than 100 hectares;
- fish breeding installations (except for Type 5, 6 and 7); and
- replacement of broadleaf high forest for conifer species provided the area involved is less than 10 hectares;
- fish rearing installations upstream of drinking water intakes and other freshwater fish breeding installations exceeding 1 million salmon with less than 1,000 miles per 1 million salmon low flow diluting water.

EIA will be required for projects in the above-mentioned categories even where the issued thresholds are not exceeded. If the planning authority considers that there are likely to be significant effects on the environment.

6. Where can I get further information on EIA?

PL.9 - “Environmental Impact Assessment” explains the EIA process and what an Environmental Impact Statement (EIS) is. This planning authority will explain which development proposals require EIA and you are strongly advised to contact the planning authority for pre-application consultations if your proposal may involve the preparation of an EIS.

7. How much will a planning application cost?

Planning application fees vary depending on the nature and size of the proposed development. Full details are set out in the explanatory notes to the application form. The planning authority cannot decide on an application until the correct fee is paid.

Fees are subject to revision. Details of fees are available from your local planning authority or An Bord Pleanála.

8. What documents do I need to submit?

PL.15 - “Planning Application” sets out the documents needed with all planning applications. The additional documents needed for agricultural development include:

- Schedules of proposed and existing buildings with floor areas, numbers of animals presently housed and to be housed;
- Schedules of proposed and existing effluent storage and spreading methods, capacities, arrangements for ensuring effluent is not diluted with clean water and for ensuring effluent does not cause pollution, etc.; and
- Where appropriate, signed agreement with other landowners for spreading effluent on their lands.