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 landlord 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 details 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 pits etc.;
- proposed farm building and structures, as above;
- all yard gates 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 by Nitrates" (Edition 1996) issued by the Department of Agriculture and Food and the Department of the Environment and Local Government. Advice on farm development generally is available from your local Teagasc office and the Farm Development Service (FDS) of the Department of Agriculture and Food.

12. Do I need any other permission?
You will not be entitled solely by reason of a grant of permission to carry out your proposed development. You may have to apply for a licence before development can commence from the planning authority.

13. Are there dangers from power lines?
You should contact your local ESB office if your works are near existing electricity lines, 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 should contact your local ESB office if your works are near existing electricity lines, 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 ESB if you intend to carry out any construction activity within 6 metres of overhead lines. All underground service provision (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 ESB. As 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 ESB.

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, telephone (01) 6476954.

The leaflets in this series are:

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

The leaflets in this series are available free of charge from ESB.
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, property unless it is specifically exempted from this need. The term

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 include size or height. Where these thresholds are exceeded, the exemptions no longer apply. The purpose of exemption is to assist on controls on development 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:

- the use of land for agriculture or forestry (but see EIA and environmental regulations).
- the use of farm buildings or forestry buildings for those 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 onebounding a garden or in front of a dwelling house (there are separate exemption arrangements for houses);
- temporary use of the land by scouting organisations for a period of 30
- temporary use of the land by scouting organisations for a period of 30
- the maintenance of land for agricultural processes; to use agricultural development for the purpose of certain types of other activities are exempted development for the purpose of the Regulations including:
- land reclamation from sea where the area reclaimed would be greater than 10 hectares;
- fish rearing installations upstream of drinking water intakes and other freshwater fish rearing installations exceeding 1 million smolts with less than 1 cable metre per 2 million 1 smolts low flow diluting water.

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 existing fences, improvement of hill grazing or reclamation of arable land or hill cound);
- intensive agriculture, provided the land involved is less than 100 hectares;
- fish farming installations upstream of drinking water intakes and other freshwater fish farming installations exceeding 1 million smolts with less than 1 cable metre per 2 million 1 smolts low flow diluting water.

5. What about Environmental Impact Assessment (EIA)?

The following agricultural and forestry developments must be subjected to EIA:

- the restructuring of land holdings, where the area is greater than 10 hectares;
- the replacement of broadleaf high forest by conifer species, as appropriate (Types 6 and 7);
- no unpainted metal sheeting shall be used for roofing or on the external finish (except for Types 5, 6 and 7);
- effluent storage facilities must be in line with Department of Agriculture and Food requirements and be adequate to ensure no water pollution (all Types except Types 4, 5, 6 and 7);
- they must be used for agricultural purposes only (Types One to Five) and for the breeding and keeping of greyhounds, as appropriate (Types 6 and 7);
- the exemptions do not apply to the development would involve interference with sites, features etc. listed for preservation in the planning permission plan or draft plan.

6. 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 existing fences, improvement of hill grazing or reclamation of arable land or hill cound);
- intensive agriculture, provided the land involved is less than 100 hectares;
- fish farming installations upstream of drinking water intakes and other freshwater fish farming installations exceeding 1 million smolts with less than 1 cable metre per 2 million 1 smolts low flow diluting water.

EIA will be required for projects in the above-mentioned categories even when 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 very 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.

8. What documents do I need to submit?

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.;
- Where appropriate, signed agreement with other landowners for spreading effluent on their land.