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12<sup>th</sup> August 2022

Environmental Protection Agency,  
Johnstown Castle Estate  
County Wexford  
Y35 W821.

**Licensee Name: Woodville Pig Farms Ltd**  
**EPA Licence No: P0467**  
**Application Reference No: LA004791**  
**RFI Reference: Further Notice dated 09 September 2022**

Dear Sir/Madam

The Further Notice issued by the EPA, dated 09<sup>th</sup> September 2022, required the submission of updated site plans for both the Woodville and Ballyknockane sites, retaining the mill areas within the proposed site boundaries.

Woodville Pig Farms Ltd would like to request clarification on the inclusion of the Tipperary Milling Ltd business within the Woodville Pig Farms Ltd licence.

The issue of the site boundary was raised during the P0467-02 licence review application.

A first party objection to the proposed determination (dated 17<sup>th</sup> October 2011) requested the removal of a previously proposed AD Biogas plant from the licence (Appendix 1).

The grounds for this removal included (excerpts):

- In the event that an AD Plant is established at the Ballaghveny site it will not be operated or controlled by Woodville Pig Farms Limited. The planning permission for

the AD Plant was granted to Tipperary Milling Limited a company that delivers and supplies feed to Woodville Pig Farms Limited. Tipperary Milling Limited is a separate legal entity to Woodville Pig Farms Limited.

- It would not be sensible for Woodville Pig Farms Limited to accept responsibility of the action and legal obligations of another company.
- A letter is attached as Appendix A (page 70 of attached) clarifying the ownership of the sites in question.
- Tipperary Milling Limited also has plant and equipment at the two “pig rearing” sites and Woodville Pig Farms Limited now attached two new site plans to this submission with the areas operated and controlled by Woodville Pig Farms Limited clearly outlined in red. (page 73 and 74 of attached)

As per the June 2012 Technical Committee Report (Appendix 2):

*(p3) “The TC accepts the reasons for the change of activity at the installation and agrees with the licensee that a number of changes must be made to the PD to reflect the removal of Class 11.1 activity from the PD. The recommendation below lists the necessary changes to the PD, in particular Class 11.1 will be deleted, the site boundary will be amended to exclude the land at Ballaghveny, and conditions and schedules associated with the proposed Anaerobic Digestion process will be deleted.”*

Woodville Pig Farms Limited understood from the P0467-02 decision that the lands operated by the separate legal entity, Tipperary Milling Limited, were not included in the P0467-02 licence issued to Woodville Pig Farms Limited, as per the licence boundaries shown in Appendix B to the First Party Objection (Appendix 1).

As such, the lands owned and operated by Tipperary Milling Limited remain omitted from the current licence review application (P0467-03). The P0467-03 site plans, including the proposed licence boundary, are included with this submission for reference:

- A1\_3021\_EIA SITE LAYOUT WOODVILLE – BALLYKNOCKANE
- A3\_3146\_EIA SITE LAYOUT WOODVILLE - WOODVILLE

The understanding of the Licensee (in this case Woodville Pig Farms Limited) is that it is responsibility for the activity at the site it operates its pig rearing activity within the site plans as submitted in October 2011 and in the current application for a Review.

The milling activity of Tipperary Milling Limited is a separate activity (not requiring an IE licence) operating as a separate legal entity. The licence conditions are the responsibility of the Licensed entity (Woodville Pig Farms Limited in this case). This is why the activity operated by Tipperary Milling Limited was excluded from the site plan. Of course Tipperary Milling Limited must comply with all legal requirements (and does so) but it would not be possible or correct for Woodville Pig Farms Limited to include Tipperary Milling Limited within the licensed boundary. If the Agency wishes for Tipperary Milling Limited to be included within

Licensee Name: Woodville Pig Farms Ltd  
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the boundary of the licensed activity it should correspond with the Secretary of that company explaining why and how the Agency can include it within a licence issued to another party.

Yours faithfully

A handwritten signature in black ink that reads "Martin O'Looney". The signature is written in a cursive style with a long, sweeping underline.

Martin O'Looney  
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Email: [martin@pantherwms.com](mailto:martin@pantherwms.com)

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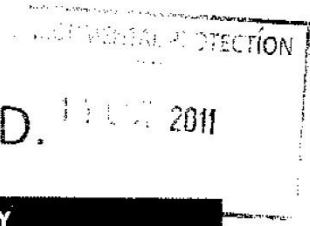
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## **APPENDIX 1**

# **P0467-02 FIRST PARTY OBJECTION DATED 17-10-2011**

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# WOODVILLE PIG FARMS LTD.



**WOODVILLE, BALLYMACKEY, NENAGH, CO. TIPPERARY**

TEL: (067) 29056    FAX: (067) 29226    E-MAIL: [WOODVILLEPIG@UNISON.IE](mailto:WOODVILLEPIG@UNISON.IE)

11<sup>th</sup> October 2011

The Office of Licensing, Climate & Resource Use,  
Environmental Protection Agency,  
P.O. Box 3000,  
Johnstown Castle Estate,  
Co. Wexford

***The subject matter and grounds of this submission, together with the legal considerations to withdraw all reference and conditions related to the proposal for an anaerobic digestion plant at Ballaghveny, Ballymackey, Nenagh, County Tipperary, and to submit revised site plans for the Breeding Unit at Woodville and the Production Pig Unit at Ballyknockane, Ballymackey, Co. Tipperary in the Proposed Determination Reg. No P0 467 – 02 are set down below.***

Dear Sir /Madam,

Woodville Pig Farms Limited makes this submission to the Proposed Determination as issued by your Office on 20<sup>th</sup> September 2011. This submission is made to clarify the activity to be licensed and the "sites" upon which the licensable activity is to be carried out by Woodville Pig Farms Limited. Woodville Pig Farms Limited request that the only class of activity to be licensed in Licence Reg. No P0467 - 02 be Class 6.2 Activity. Woodville Pig Farms Limited has no intention of developing the proposed anaerobic digester at Ballaghveny townland and requests at this juncture that all reference to the anaerobic digester and the Ballaghveny "site" be removed from Licence Reg. No P0467 - 02 to be issued at the conclusion of this review process.

WOODVILLE PIG FARMS LTD. IS REGISTERED AT WOODVILLE, BALLYMACKEY, NENAGH, CO. TIPPERARY.  
COMPANY REGISTRATION NUMBER: 246361    DIRECTORS: T. CULLINAN, M. CULLINAN SECRETARY.

## INTRODUCTION

Woodville Pig Farms Limited regrets and apologises for any confusion that may have been created by submitting information relating to the Ballaghveny site as part of this review process. Woodville Pig Farms Limited is acutely aware of its legal obligations in relation to the compliance with an IPPC licence, and seeks a licence specific to the activity of "rearing pigs in an installation".

While the proposed anaerobic digester at the Ballaghveny site was included in this application for a review of the IPPC licence by Woodville Pig Farms Limited on 18/11/2008 it is now considered inappropriate for Woodville Pig Farms Limited to have this Class 11.1 Activity included in any proposed licence issued to Woodville Pig Farms Limited.

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## REASONS FOR THE SUBMISSION

1. The commercial activity of Woodville Pig Farms Limited is solely pig production on an integrated pig farm i.e. rearing pigs from birth to slaughter. The most appropriate class of activity as per the First Schedule of the EPA Acts 1992 to 2011 is "the rearing of pigs in an installation, whether within the same complex or within 100 metres of the same complex where the capacity exceeds – 750 places for sows in a breeding unit, or 285 places for sows in an integrated unit, or 2,000 places for production pigs (i.e. Class 6.2 Activity)".
2. In the event that an AD Plant is established at the Ballaghveny site it will not be operated or controlled by Woodville Pig Farms Limited. The planning permission for the AD plant was granted to Tipperary Milling Limited a company that delivers and supplies feed to Woodville Pig Farms Limited. Tipperary Milling Limited is a separate legal entity to Woodville Pig Farms Limited.
3. It would not be sensible for Woodville Pig Farms Limited to accept responsibility for the actions and legal obligations of another company.

4. I refer to an "**Inspectors Report on a Licence Application**" from Jennifer Cope to Directors, dated 24th August 2010 in relation to the current application Reg. No P0467 - 02 for an IPPC licence, and stamped as "... cleared for submission to the Board by Programme Manager, Frank Clinton" on 31/8/11 (as signed by Ms. Sonja Smith), and to the "**Proposed Determination**" referred to in the Inspector's Report that the IPPC Licence Applicant Woodville Pig Farms Limited has received from the EPA website. On page 2 it is stated that "all three activities are under the ownership of Woodville Pig Farms Limited". This is incorrect and Woodville Pig Farms Limited considers it sensible that this matter be corrected immediately. A letter is attached as Appendix A clarifying the ownership of the sites in question. Woodville Pig Farms Limited operates in the pig buildings (and will operate in the "proposed" buildings which will have obtained planning permission) at the sites in Woodville and Ballyknockane townlands. Mr Tim Cullinan owns the land of the proposed anaerobic digester at Ballaghveny.

5. Tipperary Milling Limited also has plant and equipment at the two "pig rearing" sites and Woodville Pig Farms Limited now attaches two new site plans to this submission with the areas operated and controlled by Woodville Pig Farms Limited clearly outlined in red. Again Woodville Pig Farms Limited apologises for any confusion in this regard but considers it critical that this matter be notified to the Agency and corrected by the Agency before any licence is issued.

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### CORRECTIONS TO SITE LAYOUT PLANS

It is still the intention of Woodville Pig Farms Limited to seek planning permission for the increased stock numbers at the Woodville Breeding Unit. An updated EIS and planning application has been lodged with North Tipperary County Council and the requisite number of copies of the EIS accompanies this submission. The site plans for the Woodville site have been updated also to allow for increased manure storage and the boundary (marked by a red line) shows clearly the buildings and location where the pig rearing activity of Woodville Pig Farms Limited is and will be carried on. (Please refer to the Site Lay-out Plans for the Woodville and Ballyknockane sites attached in Appendix B as part of this submission). The monitoring point for roof/storm water (referenced as SW2 in Schedule C.2.3 of the proposed determination document) at the Woodville site has also been amended to allow for the proposed new buildings on this site.

All of the existing buildings at the Breeding Unit in Woodville townland have planning permission but a new application for planning permission has been lodged with North Tipperary County Council to increase the pig numbers as shown below.

THE PROPOSED STOCK NUMBERS FOR P0467-02 ARE SET OUT IN THE FOLLOWING TABLE.

Animal Type	Proposed Numbers	Current Licensed Stock Numbers
Farrowing Sow	350	220
Dry Sow	850	700
Gilts	300	109
Boars	15	12
Weaners	6600	3850
<b>Total</b>	<b>8115</b>	<b>4891</b>

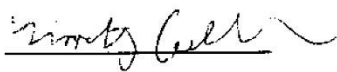
All of the existing and proposed buildings at the Production Pig Unit in Ballyknockane have planning permission. The boundary shown on the site plan attached has been amended to clearly identify the buildings where the pig rearing activity of Woodville Pig Farms Limited is and will be carried on. The "proposed digestate basin" has also been deleted as this will not be developed by Woodville Pig Farms Limited at this site. These site plans are the most relevant and up-to-date site plans for the pig rearing activity of Woodville Pig Farms Limited. They are submitted at this juncture to ensure that there is no future ambiguity in relation to the site of activity of Woodville Pig Farms Limited.

## CONCLUSION

In conclusion, Woodville Pig Farms Limited requests that all reference and information relating to the proposed anaerobic digester at the Ballaghveny site and Class 11.1 Activity referred to in this PD be withdrawn from this licence review application and that the two site plans that accompany this submission be recognised by the Agency as the most appropriate to the pig rearing activity of Woodville Pig Farms Limited. Woodville Pig Farms Limited intends making a specific objection to some of the conditions of the PD as issued in a separate submission.

Two hard copies of this submission and a copy in pdf file format on each of two CD-ROMs are enclosed.

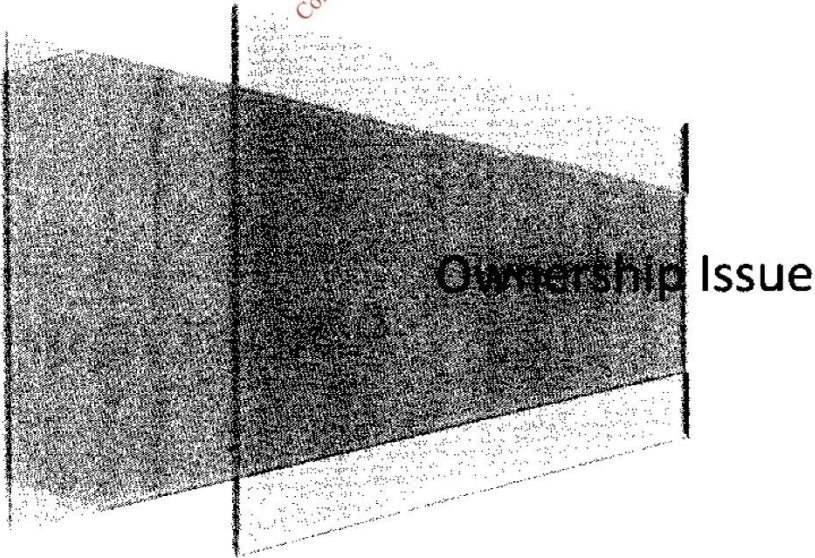
Yours sincerely



Tim Cullinan (Director of Woodville Pig Farms Limited).

# Appendix A

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**TO WHOM IT CONCERNS**

**Re: 1. Woodville Pig Farms Limited.**  
**2. Lands at Ballaghveny, Ballymackey, Nenagh.**

As Solicitors for (a) Woodville Pig Farms Limited and (b) Timothy and Margaret Cullinan, we confirm the following:

- That Woodville Pig Farms Limited is the owner of the pig farm and lands at Ballyknockane, Ballymackey, Nenagh, Co. Tipperary, comprised in Folios 25685, 2541F and 44076F County Tipperary.
- That Woodville Pig Farms Limited is also the owner of the pig farm and lands at Woodville, Ballymackey, Nenagh, comprised in Folios 34947 and 26714F County Tipperary.
- That Mr. Cullinan's lands comprised in the Townland of Ballaghveny (to which is attached Planning Permission for a new electrical power plant) are all registered in his sole name under Folios 14223F, 29071 and 23002F County Tipperary.

Dated 26<sup>th</sup> of September, 2011

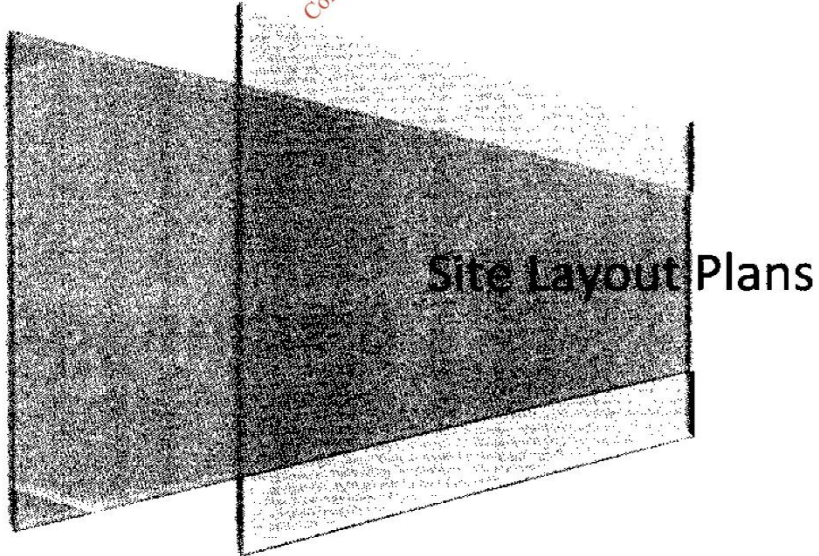
Signed: \_\_\_\_\_

MICHAEL COLLINS & COMPANY,  
SOLICITORS,  
BORRISOKANE,  
CO. TIPPERARY.

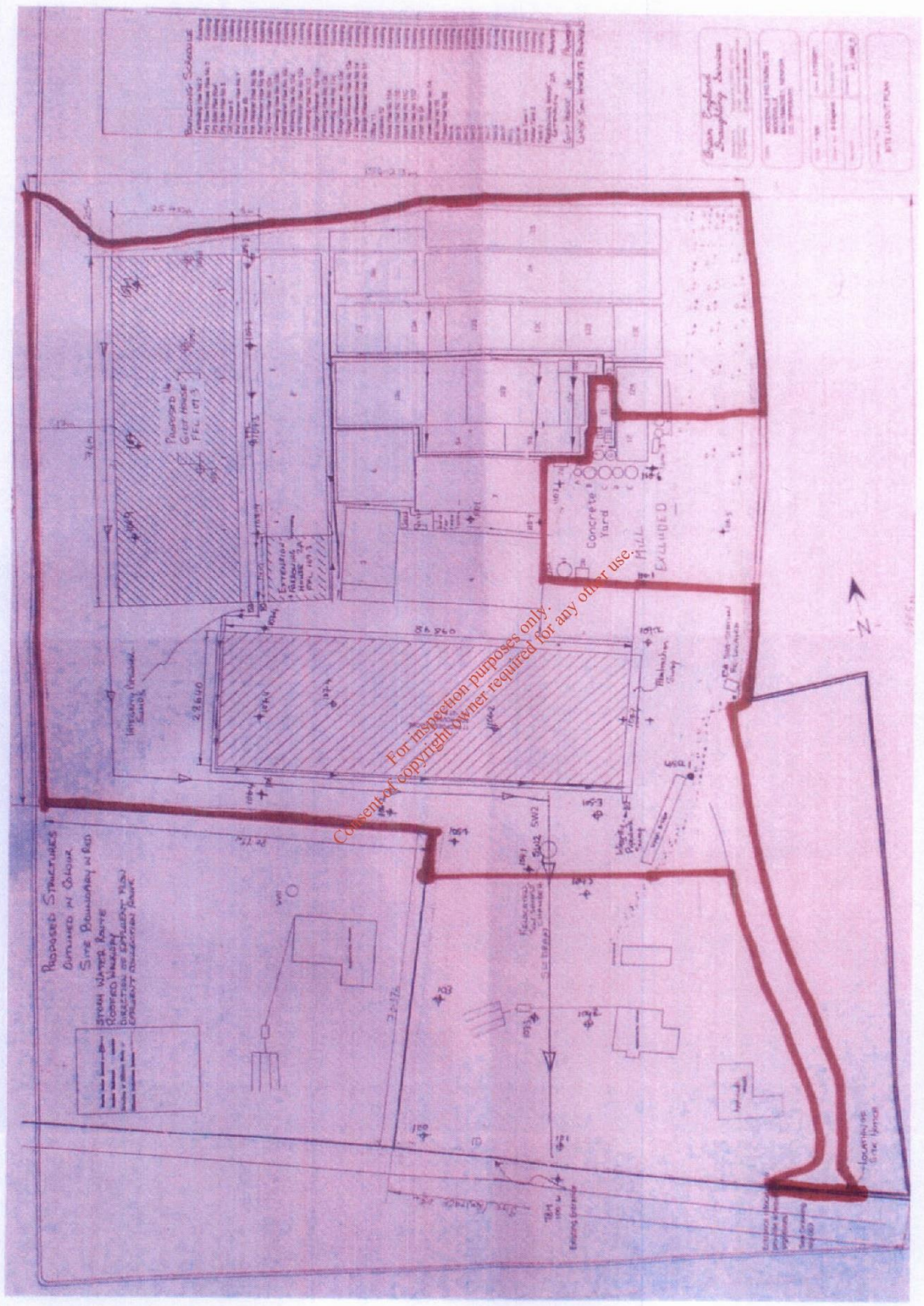
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# Appendix B

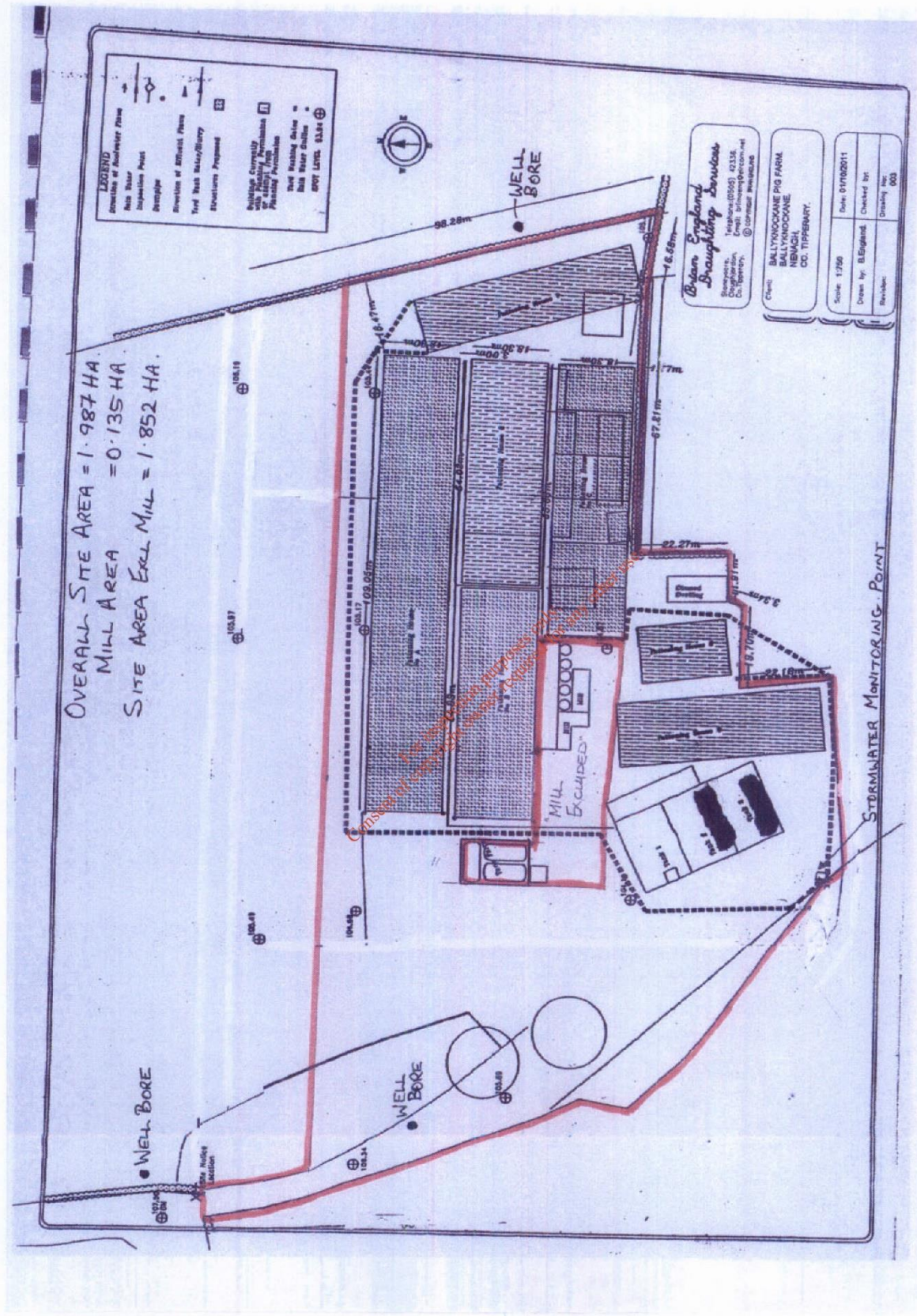
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Licensee Name: Woodville Pig Farms Ltd  
EPA Licence No: P0467

Application Reference No: LA004791  
RFI Reference: Further Notice

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## **APPENDIX 2**

# **P0467-02 TECHNICAL COMMITTEE REPORT DATED 05-06-2012**

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This memo has been cleared for submission to the Board by Programme Manager, Frank Clinton  
 Signed: *Frank Clinton* Date: *20/06/12*



OF

**LICENSING & RESOURCE USE**

**REPORT OF THE TECHNICAL COMMITTEE ON OBJECTIONS TO LICENCE CONDITIONS**

<b>TO:</b>	Directors
<b>FROM:</b>	Technical Committee - <b>LICENSING UNIT</b>
<b>DATE:</b>	5 <sup>th</sup> June 2012
<b>RE:</b>	Objections to Proposed Determination for Woodville Pig Farms Ltd., Woodville, Ballymackey, Co. Tipperary, IPPC Licence No.: P0467-02

Application Details	
Class(s) of activity:	6.2 "The rearing of pigs in an installation, whether within the same complex or within 100 metres of the same complex, where the capacity exceeds 750 places for sows in a breeding unit, 285 places for sows in an integrated unit, or 2,000 places for production pigs".
Location of activity:	Breeding Unit: Woodville, Ballymackey, Co. Tipperary. Production Pig Unit: Ballyknockane, Ballymackey, Co. Tipperary. Anaerobic Digester: Ballaghveny, Ballymackey, Co. Tipperary.
Licence application received:	24 <sup>th</sup> November 2008
Proposed Determination (PD) issued:	20 <sup>th</sup> September 2011
First party objection received:	17 <sup>th</sup> October 2011
Third Party Objection received:	12 <sup>th</sup> October 2011 17 <sup>th</sup> October 2011
Submissions on Objections received:	2 <sup>nd</sup> December 2011
Article 40(1) notices of extension of time issued:	20 <sup>th</sup> February 2012 11 <sup>th</sup> June 2012

**Company**

Woodville Pig Farms Limited is located in a rural area of Co. Tipperary approximately 12 km north east of Nenagh town. Woodville Pig Farms Ltd was granted an IPPC licence Reg. No. 467-01 to operate a 620 sow integrated unit located at Woodville, Ballymackey, Nenagh, Co. Tipperary on 29 March 2000. By agreement with the Agency under IPPC licence Reg No. P0467-01 the maximum licensed animal numbers were amended to a 920 sow breeding unit on 20 April 2004. The licence review application P0467-02 to which this technical committee report relates, addresses a

920 sow breeding unit at Woodville, the inclusion of an existing 8,000 production pig unit at Ballyknockane (the combination of which provides an integrated unit) and a proposed anaerobic digester at Ballaghveny.  
There were no submissions received in relation to the licence application.

### Consideration of the Objections

The Technical Committee, comprising of Donal Grant (Chair) and Suzanne Wylde has considered all of the issues raised in the Objections and this report details the Committee's comments and recommendations following the examination of the objections. The Technical Committee consulted Agency Senior Inspector Mr Patrick Byrne, who provided comments on the points raised.  
This report considers one valid first party objection, two valid third party objections and one submission on the third party objection.

## First Party Objection

Objection No. 1	Date Received
Mr Tim Cullinan, Woodville Pig Farms Ltd., Woodville, Ballymackey, Co. Tipperary.	17 <sup>th</sup> October 2011

An objection was received from Mr Cullinan on behalf of Woodville Pig Farms Limited on 17<sup>th</sup> October 2011. Correspondence, received on 11<sup>th</sup> October 2011 from the licensee was referenced as a submission on the Proposed Determination (PD). The two pieces of correspondence, received on the 11<sup>th</sup> and 17<sup>th</sup> October were combined by the Agency to form a single consolidated objection by Woodville Pig Farms Ltd. The objection relates to a number of conditions in the proposed determination which they wished to have removed or amended. These objections and the response of the Agency are outlined below.

The principal objection relates to the removal of a class of activity from the licence (Class 11.1, associated with the proposed Anaerobic Digestion Plant). According to the objection, Woodville Pig Farms Ltd. no longer wishes to develop an Anaerobic Digestion (AD) plant at the site at Ballaghveny. It is stated in the objection that Mr. Cullinan owns the land at Ballaghveny, on which any proposed AD plant may be developed, but in the objection it is stated that the AD plant would be owned and operated by a separate company, Tipperary Milling Ltd, if developed in the future. The removal of the Class 11.1 activity from the licence will result in a multitude of changes to the Proposed Determination (PD), all of which have been identified by the licensee. The licenced site boundary would also change as a result of any changes to the activities carried out at the installation. Revised drawings were submitted with the objection by Mr. Cullinan. The removal of Class 11.1 activity from the licence and the subsequent changes to the licence are addressed here as one single objection. All other objections, detailed in the letter dated 17<sup>th</sup> October 2011 will then be addressed separately in this report.

It should be noted that the objection submitted by the licensee also contained a number of comments in relation to the content of the Inspector's Report, however as these comments did not refer to specific conditions of the PD they have not been addressed in this report.

**Objection A: Removal of Class 11.1 activity and associated terms/conditions/schedules from the licence.**

The licensee, in their objection, outlined the reasons for the changes to the classes of activity carried out at the installation. They stated that the lands on which the Class 11.1 activity was scheduled to take place, are in the ownership of Mr. Cullinan, but that a different company, Tipperary Milling Limited will lease the lands and would undertake the activity separate to any activities carried out at the Woodville Pig Farms Ltd. installation, class 6.2 (pig rearing) activity. The objection was accompanied by a number of appendices and documents that detailed the changes to the PD that the licensee believed necessary to remove the Class 11.1 activity (Anaerobic Digestion).

**Technical Committee's Evaluation:**

The TC accepts the reasons for the change of activity at the installation and agrees with the licensee that a number of changes must be made to the PD to reflect the removal of Class 11.1 activity from the PD. The recommendation below lists the necessary changes to the PD, in particular Class 11.1 will be deleted, the site boundary will be amended to exclude the land at Ballaghveny, and conditions and schedules associated with the proposed Anaerobic Digestion process will be deleted.

**Recommendation:** Delete/amend the following text/terms/conditions/schedules of the PD:

**Cover page** – delete the text *Anaerobic Digester: Ballaghveny, Ballymackey, Co. Tipperary.*

**Introduction** – amend the text to read as follows:

*The installation is authorised to undertake the following activity under the terms of this revised licence:*

- 1) *to incorporate an existing production pig unit located at Ballyknockane, Ballymackey, Nenagh, County Tipperary.*

*The breeding unit and production pig unit are located on separate sites within approximately 1.8 km of each other.*

**Glossary of Terms** – delete the following terms relating to Class 11.1 activity:

*Biogas Plant*

*CHP*

*Digestate*

*Hours of waste/material acceptance*

**Part I Schedule of Activities Licensed** – amend the text to read as follows:

*In pursuance of the powers conferred on it by the Environmental Protection Agency Acts 1992 to 2011, the Agency proposes to determine the review of the existing licence (Reg. No. P0467-01) granted to:*

*Woodville Pig Farms Limited, Woodville, Ballymackey, Nenagh, County Tipperary, under Section 90(2) of the said Acts to carry on the following activities:*

- *the rearing of pigs in an installation, whether within the same complex or within 100 metres of the same complex, where the capacity exceeds 750 places for sows in a breeding unit, 285 places for sows in an integrated unit and 2,000 places for production pigs; and*

*at Woodville, Ballymackey, County Tipperary (breeding unit) and Ballyknockane, Ballymackey, County Tipperary (production pig unit) and subject to the following twelve*