

Noeleen Keavey

From: Jennifer Cope
Sent: 09 September 2011 11:42
To: Noeleen Keavey; Joe Reilly
Subject: FW: Further Information 08/145
Attachments: 20110829153342326.pdf

Hi Noeleen/Joe

Please find attached further information I received from Monaghan County Council in relation to P0926-01 Mr Nigel Flynn for the office files. The information attached is further information requested from the planning authority in relation to Mr Nigel Flynn's EIS.

Regards
Jenny

Office of Climate, Licensing and Resource Use
EPA Regional Inspectorate Dublin
McCumiskey House
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From: McCarron, Siobhan [<mailto:smccarron@monaghancoco.ie>]
Sent: 29 August 2011 15:41
To: Jennifer Cope
Subject: Further Information 08/145

Jennifer,

Further Information as requested.

Siobhan

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Don fhaighteoir (nó do na faighteoirí) ainmnithe amháin an t-eolas atá sa teachtaireacht seo. D'fhéadfadh eolas rúnda nó faoi phribhléid a bheith istigh inti agus murach tusa an faighteoir beartaithe, níl cead agat an ríomhphost seo a scaipeadh, a dháileadh nó a chóipeáil. Má fuair tú an ríomhphost seo de bharr botúin, cuir in iúl don té a sheol é láithreach, le do thoil, trí ríomhphost a chur, agus scrios é ó do chóras. Ní féidir a dheimhniú go mbeidh seachadadh ríomhphoist slán agus mar sin de ní ghlacann Údaráis Áitiúla Mhuineacháin le freagracht dhlíthiúil as ábhar na teachtaireachta seo. Ach gurb é

gnáthchomhfhreagras gnó atá i gceist, is leis an údar amháin aon bharúil nó tuairim a chuirtear i láthair agus ní gá gurb ionann iad agus barúil nó tuairim Údaráis Áitiúla Mhuineacháin. Tá ríomhchláir frithvíreas i bhfeidhm ag Údaráis Áitiúla Mhuineacháin, ach ní ghlacaimid le freagracht as aon díobháil d'aon sórt a mbeidh seachadadh víris mar chúis léi. Déanann Údaráis Áitiúla Mhuineacháin monatóireacht ar chumarsáid ríomhphoist ar chúiseanna oibríochtúla, slándála agus gnó.

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31/03/2008

Nigel Flynn,
Tiernahinch Td.,
Clones,
Co. Monaghan

Re: Planning and Development Acts 2000 to 2006.
Planning and Development Regulations 2001 to 2007.
08/145 - PERMISSION to erect a poultry unit, underground washing's storage tank, vertical meal bin, use existing agricultural entrance & all ancillary site works within existing farmyard complex. The proposed development comprises or is for the purpose of an activity for which an Integrated Pollution Prevention Control Licence is required. The Planning application is to be accompanied by an Environmental Impact Statement and that the EIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of Monaghan County Council at Tiernahinch Td., Clones, Co. Monaghan.

Dear Sir/Madam,

With reference to the above application I am to inform you that the information submitted is not adequate to enable a decision to be made.

In accordance with the provisions of Article 33 of the Planning and Development Regulations 2006 you are hereby requested to submit further information as set out on the attached page.

Article 33(3) states that "*where a requirement under sub-article (1) or sub-article (2) (Clarification) is not complied with within the period of 6 months from the date of the requirement for further information, or such additional period, not exceeding 3 months, as may be agreed by the Planning Authority, the planning application shall be declared to be withdrawn*".

It should be noted that you will be required to give notice in an approved newspaper under article 35(1)(a) and erect a site notice in accordance with Article 35 (1)(b) of the Planning and Development Regulations 2006 as amended if the further information received is considered to contain significant additional data.

Please Note: 4 copies of Additional Information to be submitted. In the case of Significantly Different Information, 6 copies of additional information to be submitted.

Yours faithfully,

B.A.
ADMINISTRATIVE OFFICER

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W/

P08/145

Nigel Flynn, Tiernahinch Td, Clones, Co. Monaghan.

ADDITIONAL INFORMATION REQUEST

1. The submitted EIS is inadequately detailed as per *Schedule 6* of the *Planning and Development Regulations 2001 to 2006*. You have not (i) outlined any other alternatives explored during the design process, (ii) clearly indicated the main reasons for the final design choice, or (iii) detailed any difficulties encountered in compiling the required information.

Accordingly, you are to now submit the appropriate details, in accordance with the points raised above, needed to complete the submitted EIS.

The planning officer dealing with this application is: Ben Clerkin
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CLONES PLANNING & DESIGN, CLONES MONAGHAN
ARCHITECTURAL & PLANNING SERVICES, REPORTS, DWELLING SUPERVISION, FIRE
CONSULTANTS, PERCOLATION TESTS
PH. / FAX 047-51847 MOBILE - 086-3139721

Monaghan Co. Council,
Co. Council Offices,
Planning Section,
The Glen,
Monaghan

03/06/08

Re:- Planning Application By Nigel Flynn For Planning Permission To Erect A Poultry Unit, Underground
Washing's Storage Tank, Vertical Meal Bin, Use Existing Agricultural Entrance & All Ancillary Site Works Within
Existing Farmyard Complex At Tiernahinch Far Td, Clones ref.P.08/145

Dear Sir or Madam,

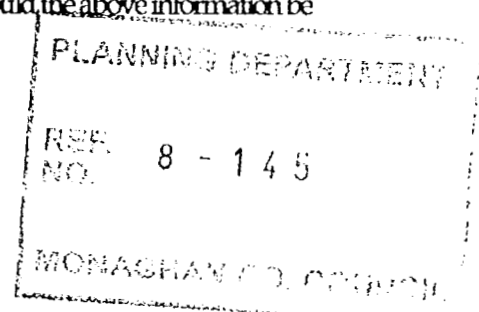
In relation to your request for further information concerning the above
application, please find enclosed the following items.

- 4 no. copies of revisions / addendum to the EIS which addresses the points raised.

Please do not hesitate to contact us directly for clarification should the above information be
insufficient in any way.

Yours Sincerely,


Joe Beggan, Planning & Design Services, Clones



Clonkirk, Clones

Item 1**(i) Outline any alternatives explored during the Design Process**

The developer chose to continue with the same type of housing employed in the existing development. The reasons as to why no alternative was chosen are as follows:

- The developer is familiar with the working/ set up of the existing house type.
- The existing house type is found to be satisfactory as regards day to day running and its conditions for the birds.
- No significant problems of operation have been encountered in the running of the existing house type.
- The manufacturers of the house are constantly working to ensure their housing is designed to the highest specification in terms of energy efficiency and minimal environmental disruption.

Alternative location of site.

The developer chose the site of the existing development for the following reasons:

- An existing entrance is available at this site.
- Existing yard area available.
- Resources available at site- water, gas, electricity etc.
- Localised stops for all ancillary traffic- deliveries & collection of birds, waste etc.
- Existing drainage system capable of facilitating extended development.
- The EPA's BATNEEC Guidance Note for the Poultry Sector advises that the developer should have ample land space in the vicinity of his poultry complex to be available for use as lined carcass disposal sites in the event of a disease outbreak.

Furthermore the development of a new poultry house complex at an alternative location would have a detrimental effect environmentally in terms of set up/ construction, increased traffic and removal of a larger greenfield area.

Alternative activities/ processes

The developer has no reason to employ alternative operational procedures in the new development for the following reasons:

- Familiarity with current practices thereby lead increased productivity, energy efficiency and low environmental impact.
- The nature of the operation is such that there is little alternative to the process in terms of how the business operates as there is required adherence to guidelines provided by the flock supplier, Bord Bia and the Department of Agriculture.

PLANNING DEPARTMENT

REC 8 - 145

MONAGHAN CO COUNCIL

(ii) Clearly indicate the main reasons for the final design choice

It was decided to construct the new development to the same design as the existing unit for the following reasons:

- The developer's familiarity with the existing set up
- Economical efficiency
- Environmental efficiency
- Lack of alternatives available
- Requires less energy to heat [Wooden v concrete structure]
- No significant problems previously encountered.

The developer is maintaining the operational procedures for the following reasons:

- The developer's familiarity with the existing set up
- Economical efficiency
- Environmental efficiency
- Lack of alternatives available

(iii) Difficulties encountered in compiling the required information:

No significant difficulties were encountered in compiling the required information.

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