

Noeleen Keavey

From: Jennifer Cope
Sent: 09 September 2011 11:44
To: Noeleen Keavey; Joe Reilly
Subject: FW: 08/145 Nigel Flynn
Attachments: 20110825153656484.tif

Hi Noeleen/Joe

I requested the planning files for P0926-01 Mr Nigel Flynn from Monaghan County Council. Please find attached the planning files for the office files.

Regards
Jenny

Office of Climate, Licensing and Resource Use
EPA Regional Inspectorate Dublin
McCumiskey House
Richview
Clonskeagh Road
Dublin 14

Tel: 01-268 0100
Fax: 01-268 0199
j.cope@epa.ie
www.epa.ie

<http://www.youtube.com/user/epaireland>
<http://twitter.com/EPAIreland>

From: McCarron, Siobhan [<mailto:smccarron@monaghancoco.ie>]
Sent: 29 August 2011 12:05
To: Jennifer Cope
Subject: 08/145 Nigel Flynn

Jennifer,

For your information.

Siobhan
Planning
047-30532

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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

Cómhairle Chontae Mhuineacháin
OIFIGÍ CONTAE,
AN GLEANN,
MUINEACHÁN.

Guthán : 047 - 30500

Seoltar comhfhreagrais go dtí
an Rúnaí.



Monaghan County Council
COUNTY OFFICES
THE GLEN, MONAGHAN.

Telephone: 047 - 30500

Fax: 047 - 82739

e-mail: secretar@monaghancoco.ie

website: www.monaghan.ie

All correspondence should be addressed
to the Secretary.

28/08/2008

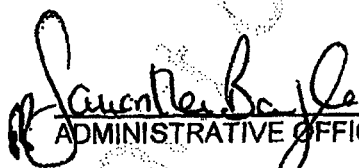
To: Nigel Flynn
Tiernahinch Td.,
Clones,
Co. Monaghan

File Number - 08/145

Planning and Development Acts 2000 to 2006
NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 24/07/2008 granted PERMISSION to the above named, for the development of land namely: 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 Far Td., Clones, Co. Monaghan, subject to the 4 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.


ADMINISTRATIVE OFFICER
28.08.08
DATE

It should be noted that an outline permission is a permission subject to the subsequent approval of the Planning Authority and that until such approval has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED.**

P08/145 – Nigel Flynn, Tiernahinch Far Td., Clones, Co. Monaghan

1. Cladding and roofing material shall be dark green, dark grey, dark blue or black in colour.
2. Any facilitating cut and/or fill shall be graded to a natural contour to reflect the existing topography of the area.
3. The applicant shall obtain an Integrated Pollution Prevention Control license (IPPC) from the Environmental Protection Agency as the proposed development relates to an activity requiring an IPPC license. The operation of the development hereby granted shall not commence until the associated IPPC licence has been issued.
4. The development shall be carried out strictly in accordance with the plans and documents submitted on the 12/02/08 as amended on the 04/06/08, except as may otherwise be required in order to comply with the above conditions.

THE REASON FOR THE IMPOSITION OF THE ABOVE CONDITIONS:

1. In the interest of visual amenity.
2. To secure a satisfactory standard of development.
3. In the interest of environmental protection.
4. In the interest of proper planning and sustainable development.

Maps and Drawings remain
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MONAGHAN COUNTY COUNCIL

PLANNING AND DEVELOPMENT

File Ref: 08/145

Applicant: N Flynn

Development: Permission to erect a poultry unit (EIS included).

Location: Tiernahinch Far, Clones, Co. Monaghan.

Characteristics of Site/Area

The site encompasses a longstanding poultry farm, which is level with the proximate local road and privately accessed.

The surrounding area is characterised by agricultural drumlin landscape and with regard to policy AGR4; there is no ~~proximate~~ development of note.

Planning History

Under 06/2081, conditional permission was granted for a waste storage structure.

Consultation

Environment Section – Proposal requires an IPPC licence, EPA jurisdiction; licence required before new house is stocked.

Representations/Objections

None received.

EIS Consideration

The development is effectively described in non-technical terms.

However, the main body of the submitted EIS is inadequately detailed as per *Schedule 6* of the *Planning and Development Regulations 2001 to 2006*. The applicant has 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.

Planning Issues

The development proposal does not conflict with policies AGR1 – AGR6.

It is again noted that the complex is long established and due to the laneway access there are no views-in with regard to visual impact. The proposed stocking rate on-site will be above the Integrated Pollution Prevention and Control (IPPC) licence threshold of 40,000 places (new capacity will be 106,000). EPA legislation requires that an IPPC licence should be obtained prior to any expansion above the threshold. A condition of permission is to be attached accordingly.

Conclusion

Through an A.I. request, the applicant is to supplement the submitted EIS, as per the outstanding points mentioned above.

Recommendation

To request **ADDITIONAL INFORMATION:**

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.

An ~~according~~ ^{acceptable} submission was received on the 04/06/08.

Recommendation

That Permission is **GRANTED** subject to the following conditions.

- ✓ 1. Cladding and roofing material shall be dark green, dark grey, dark blue or black in colour.
Reason: In the interest of visual amenity.
- ✓ 2. Any facilitating cut and/or fill shall be graded to a natural contour to reflect the existing topography of the area.
Reason: To secure a satisfactory standard of development.
- ✓ 3. The applicant shall obtain an Integrated Pollution Prevention Control license (IPPC) from the Environmental Protection Agency as the proposed development relates to an activity requiring an IPPC license. The operation of the development hereby granted shall not commence until the associated IPPC licence has been issued.
Reason: In the interest of environmental protection.
- ✓ 4. The development shall be carried out strictly in accordance with the plans and documents submitted on the 12/02/08 as amended on the 04/06/08, except as may otherwise be required in order to comply with the above conditions.
Reason: In the interest of proper planning and sustainable development.



Ben Clerkin
Assistant Planner
21 July 2008

A. Hurley

12/7/08

MONAGHAN COUNTY COUNCIL
PLANNING AND DEVELOPMENT

File Ref: 08/145

Applicant: N Flynn

Development: Permission to erect a poultry unit (EIS included).

Location: Tiernahinch Far, Clones, Co. Monaghan.

Characteristics of Site/Area

The site encompasses a longstanding poultry farm, which is level with the proximate local road and privately accessed.

The surrounding area is characterised by agricultural drumlin landscape and with regard to policy AGR4; there is no proximate development of note.

Planning History

Under 06/2081, conditional permission was granted for a waste storage structure.

Consultation

Environment Section – Proposal requires an IPPC licence, EPA jurisdiction; licence required before new house is stocked.

Representations/Objections

None received.

EIS Consideration

The development is effectively described in non-technical terms.

However, the main body of the submitted EIS is inadequately detailed as per *Schedule 6 of the Planning and Development Regulations 2001 to 2006*. The applicant has 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.

Planning Issues

The development proposal does not conflict with policies AGR1 – AGR6.

It is again noted that the complex is long established and due to the laneway access there are no views-in with regard to visual impact. The proposed stocking rate on-site will be above the Integrated Pollution Prevention and Control (IPPC) licence threshold of 40,000 places (new capacity will be 106,000). EPA legislation requires that an IPPC licence should be obtained prior to any expansion above the threshold. A condition of permission is to be attached accordingly.

Conclusion

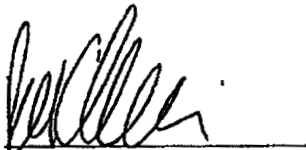
Through an A.I. request, the applicant is to supplement the submitted EIS, as per the outstanding points mentioned above.

Recommendation

To request **ADDITIONAL INFORMATION:**

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.



Ben Clerkin
Assistant Planner
28 March 2008

AHusky
29/3/08

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MONAGHAN COUNTY COUNCIL

Planning Section,

Planning Application Ref. 08/145
Previous Ref. No's: 062081

attached

Kieran Duffy
Environment Section

Application Date: 12/02/2008

Report Required by: 17/03/2008

Applicant: Nigel Flynn
Agent:

Nigel Flynn has applied on 12/02/2008 for 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 Far Td., Clones, Co. Monaghan

I enclose herewith copy of documents submitted by the above named. Your report and observations are requested before 17/03/2008

ADMINISTRATIVE OFFICER

ROAD NO. _____

ENVIRONMENTAL REPORT

TO Sharon Finnegan

FROM Aileen Owens

REF 08-145 Nigel Flynn, Tiernahinch Far, Clones
Permission to erect a poultry unit, underground washings storage tank, vertical meal bin, use existing agri entrance and all ancillary site works. This is to be IPPC licensed.

Nigel has 69,000 broiler birds in two houses and proposes an additional house of 37,000 birds. Bird numbers on this site will then be 106,000. The application is accompanied by an EIS. All broiler litter existing and proposed is taken to mushroom compost yards by Drumsnatt Haulage working for Chicken Litter Recycling. Wash waters will be kept in tanks until weather permitting it can be landspread in conjunction with Mr Flynn's REPs Nutrient Management Plan. The only problem I can foresee may be due to malodours and it is advisable to refer this to an Environment Health Officer.

I am prohibited from attaching environmental conditions to a development that requires IPPC licensing but the licensing relates to the operation of the houses when they are built. There is potential for pollution during the construction stage and waste disposal is also an issue.

Attach the following to planning permission:

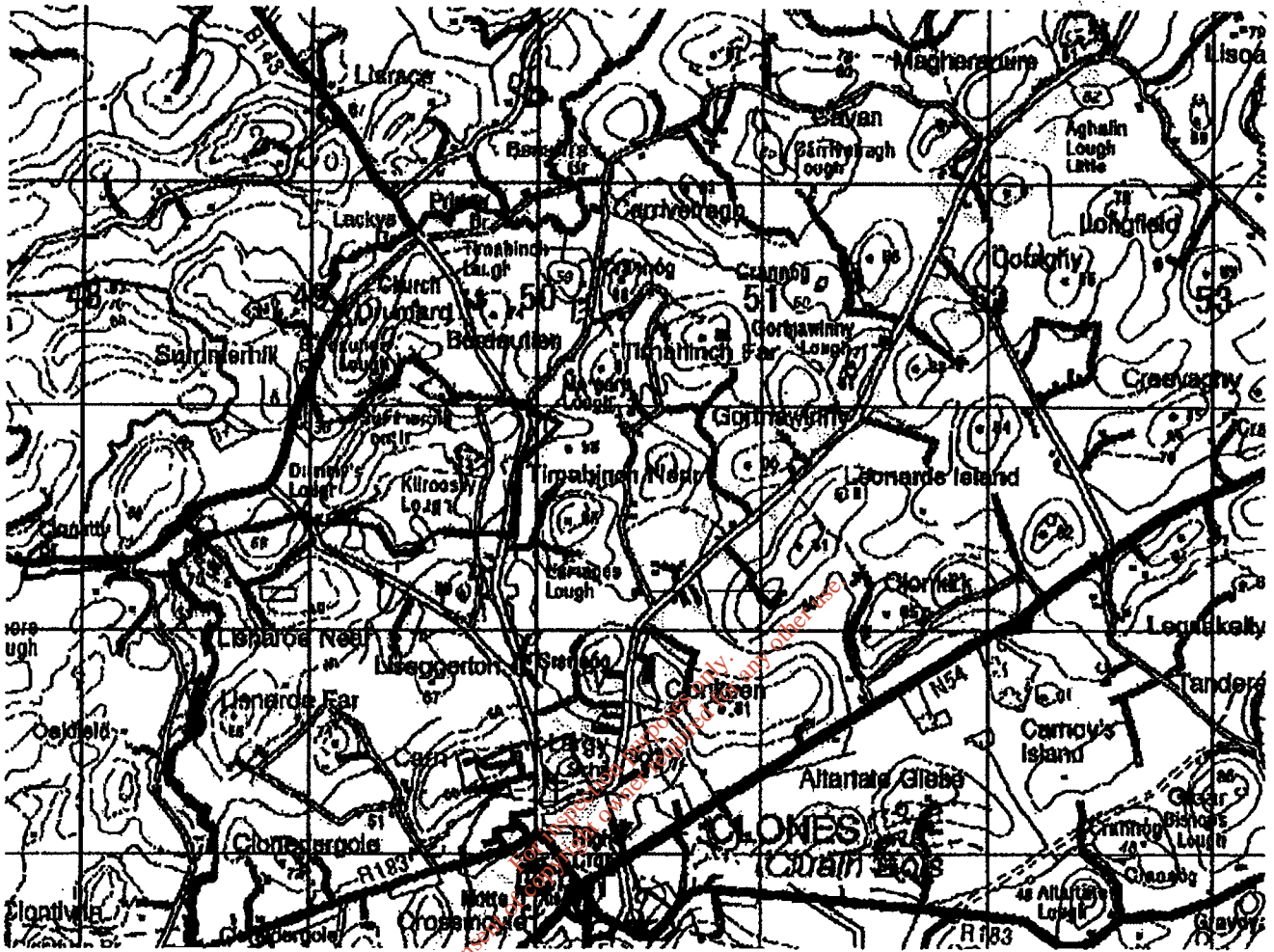
1. Applicant to obtain an IPPC license for the existing enterprise prior to construction of proposed development.

Signed:

Aileen Owens

Date: 27/2/08

Aileen Owens
Environmental Technician



Nigel Flynn, Tiernahinch Far. RFPs.

has 2 houses, looking for another IPPC licensed.

32,000 birds
37,000 birds broilers

37,000 additional Birds
106,000

69,000

Carton Group
College letter,
CLR Co-op

Foxfield Mushrooms,
Men Mushrooms,
Custom Compost,
Walsh Mushrooms,

Drumshat Haulage WCP/MH/2006/395