

## MONAGHAN COUNTY COUNCIL

### PLANNING AND DEVELOPMENT

---

**File Ref:** 08/166

**Applicant:** M Moore

**Development:** Permission to carry out the following works; (1) extend existing poultry unit on site; (2) construct new poultry unit, washings tank & vertical meal bin, use existing agricultural entrance together with all ancillary site works within existing farmyard complex (EIS included).

**Location:** Legnakelly, Clones, Co. Monaghan.

---

#### **Characteristics of Site/Area**

The site encompasses an established poultry farm, which is below the road level from which it is accessed. The site is visible, but not unduly apparent, from the local road to the southwest. The surrounding area is characterised by agricultural drumlin landscape and, with regard to the development proposal, there is no proximate development of note.

#### **Planning History**

Under 06/1599, conditional permission was granted for a waste storage shed.

#### **Consultation**

Environment Section – Request for A.I.

#### **Representations/Objections**

N.R.F.B – Comments received; no specific objections stated.

#### **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 Assessment**

In terms of principle and design, the proposal raises no concerns; the structures are typically designed and are set within and adjacent to an established yard area. Any views-in have an 'already developed' context and it is noted that the site is low lying in its landscape setting.

The proposed stocking rate on-site will be well in excess of the Integrated Pollution Prevention and Control (IPPC) licence threshold of 40,000 places. EPA legislation requires that an IPPC licence should be obtained prior to any expansion above the threshold. Ultimately, 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. The Environment Officer has also requested A.I. in relation to waste disposal.

### **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.

2. As per Environment Section report dated 01/04/08.

---

An according submission was received on the 27/06/08.

For inspection purposes only.  
Consent of copyright owner required for any other use.

**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 19/02/08 as amended on the 27/06/08, 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  
16 July 2008

For inspection purposes only.  
Consent of copyright owner required for any other use.