



Comhairle Contae Mhuineacháin Monaghan County Council

Acmhainní Daonna
Human Resources
047 30586

Airgeadas
Finance
047 30589

Na Bóithre
Roads
047 30597

Clár na dToghthóirí
Register of Electors
047 30547

Comhshaol
Environment
047 30593

Deontais Ardoideachais
Higher Education Grants
047 30550

Na hEalaíona
Arts
047 71114

Iasachtaí /Deontais Tithíochta
Housing Loans/Grants
047 30527

Leabharlann an Chontae
County Library
047 74700

Mótarcháin
Motor Tax
047 81175

Músaem an Chontae
County Museum
047 82928

Pleanáil
Planning
047 30532

Pobal & Fiontar
Community & Enterprise
047 73719

Rialú Dóiteáin/Foirgnimh
Fire/Building Control
047 30521

Seirbhís Uisce
Water Services
047 30504

Tuesday, 15 January 2013

**Environmental Protection
Agency**
16 JAN 2013

Pamela McDonnell,
Administration Team,
Environmental Licencing Programme,
Office of Climate, Licencing & Resource Use,
EPA,
PO Box 3000,
Johnstown Castle Estate,
County Wexford.

Re: Your references: (i) P0946-01; (II)P0967-01; (III) P 092-01.

A Chara,

I refer to your correspondence dated 28th November 2012.

Having reviewed the planning history associated with these developments I can confirm that the decisions of the Planning Authority were not appealed by any party to An Bord Pleanála. Accordingly the decisions of the Planning Authority are the applicable grants of planning permission relating to these developments.

In respect of the proposed licence(s) as referred to in your respective correspondence please be advised that Monaghan County Council has no objections in respect of Integrated Pollution Prevention and Control Licence(s) being issued in respect of the applicable developments.

As requested in your correspondence please find attached a copy of the respective planning decisions and the planners report relating to each grant of permission.

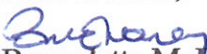
I trust this provides your department with a satisfactory over-view of matters relation to these files.

Copy of Permission 12/235 (decision notice) along with copy of planning officers report.

Copy of Permission 12/84 (decision notice) along with copy of planning officers report

Copy of Permission 12/169 (decision notice) along with copy of planning officers report.

Mise le meas,


Bernadette McElvaney
Senior Staff Officer

Encs.



Comhairle Contae Mhuineacháin Monaghan County Council

Acmhainní Daonna
Human Resource
047 30586

03/07/2012

Airgeadas
Finance
047 30589

To: Philip Hutchinson
c/o Environment Planners Ltd C.L.W
The Mews
23 Farnham St
Cavan

Na Bóithre
Roads
047 30597

Clár na dToghthóirí
Register of Electors
047 30547

File Number - 12/84



Comhshaol
Environment
047 30593

Planning and Development Acts 2000 to 2010

NOTIFICATION OF FINAL GRANT

Deontais Ardoideachais
Higher Education Grants
047 30550

Na hEalaíona
Arts
047 71114

Chait /Deontais Tithíochta
Housing Loans/Grants
047 30527

Leabharlann an Chontae
County Library
047 51143

Mótarcháin
Motor Tax
047 81175

Signed on behalf of MONAGHAN COUNTY COUNCIL.

Músaem an Chontae
County Museum
047 82928


SENIOR STAFF OFFICER

Pleanáil
Planning
047 30532

DATE

Pobal & Fiontar
Community & Enterprise
047 30500

Giallú Dóiteáin/Foirgnimh
Fire/Building Control
047 30521

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.**

Seirbhísí Uisce
Water Services
047 30504

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.
Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

☎ 00353 47 30500 ☎ 00353 47 82739 ☎ info@monaghancoco.ie ☎ www.monaghan.ie

- 1a. Until the poultry numbers within the site area exceed 40,000, or until the applicant has obtained an Integrated Pollution Prevention and Control Licence in respect of the development hereby approved, the following conditions shall be adhered to:
- a. All existing and proposed surface water gulleys shall be designed to ensure that no polluting matter enters the surface water collection system.
 - b. All structures and buildings to be designed and constructed to Department of Agriculture specifications and in accordance with requirements of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010.
 - c. All soiled waters generated from cleaning or other operations shall be collected and stored in a suitable water tight tank and disposed of in accordance with the Code(s) of Good Farming Practice issued by the Department of Agriculture, Food and Rural Development and also the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010.
 - d. Uncontaminated surface/roof water shall be discharged separately to a watercourse or suitable soakpit.
 - e. The poultry litter shall be exported to the licensed facility as detailed in the planning application hereby approved. Any changes in this disposal option shall be agreed in writing with the Planning Authority.
 - f. If at any time the Planning Authority is satisfied that the disposal of wastes generated by this development is causing environmental pollution and/or a public health nuisance, the disposal operations shall cease immediately on the direction of the said authority and shall not be resumed until permission is granted by the Planning Authority.
 - g. Records of waste disposal activities shall be maintained on site at all times and submitted to the Planning Authority on request:
Records to include:
 - a. Name and address of Disposal Contractor
 - b. Date of each disposal operation
 - c. Quantity (weight and volume) disposed of
 - d. For each disposal operation, the name, address and telephone number of
 - i. the Company who has taken possession of poultry house waste,
 - ii. together with the end use of the material
 - e. Any other information as may be required from time to time by the
 - i. Planning Authority.
 - h. If at any time the Planning Authority is satisfied that the disposal of wastes generated by this development is causing environmental pollution and / or a public health nuisance, the disposal operation shall cease immediately on the direction of the said authority and shall not be resumed until permission is granted by the Planning Authority.

P12/84 Philip Hutchinson, Corvaghan, Clones, Co. Monaghan.

2. The development shall be carried out and completed in accordance with plans submitted to the Planning Authority on the 10th April 2012, except as may otherwise be required in order to comply with the above conditions

REASONS FOR THE IMPOSITION OF THE ABOVE CONDITIONS ARE:

1. In the interest of environmental protection.
2. To ensure a satisfactory standard of development.

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MONAGHAN COUNTY COUNCIL
PLANNING AND DEVELOPMENT

File Ref: 1284

Applicant: Philip Hutchison

Development: **Permission to** a) intensification of use of 1 No. existing poultry house and b) to construct 1 No. manure storage shed, together with all ancillary structures and site works associated with the above development. This application relates to a development, which is for the purposes of an activity requiring an Integrated Pollution Prevention and Control (I.P.P.C.) Licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2008. An Environmental Impact Statement (E.I.S.) will be submitted with this planning application.

Location: Corvaghan, Clones

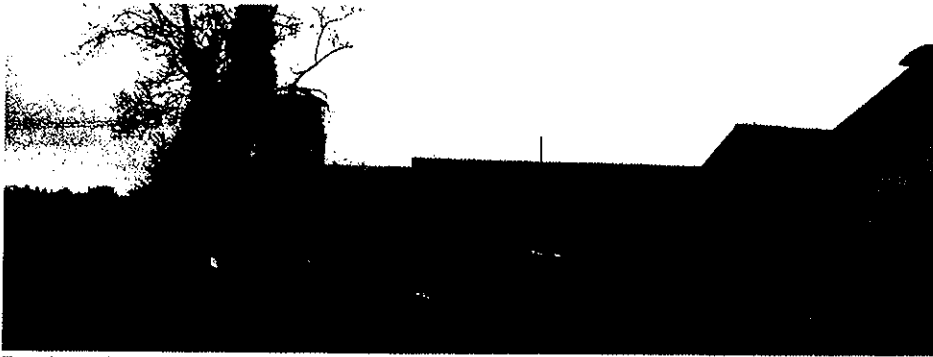
Characteristics of Site/Area

The site area consists of an established farm-yard which is set back from the public road by several hundred metres.

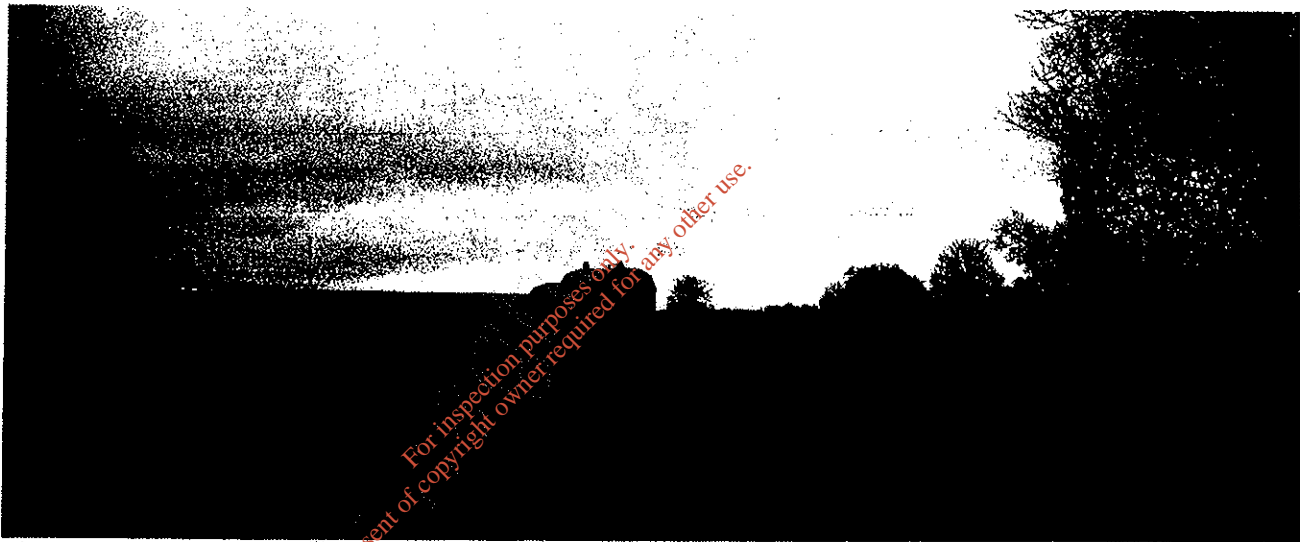
A poultry shed exists within the site area as per granted permission under references 12/26 & 10/279.

Planning History

- i) **12/26:** Retention to retain the following changes to recently constructed poultry house: (1) changes to all elevations; (2) increase to overall height; (3) addition of attached generator enclosure; (4) re-location of meal bins
- ii) **10/279:** Permission to construct a poultry house for laying hens with associated meal bins, and concrete aprons and carry out all associated site works



Poultry shed as existing



Site area as viewed from junction of access laneway and public road



Front/side elevations of poultry shed as constructed

the Copyright of the Originator

Consultation

Area Engineer: no objections

Environment: no objections

Representations/Objections

None

Planning Issues**Principle of Development**

As stated in the Monaghan County Development Plan 2007-2013 "the council will normally give favourable consideration to non-exempted and necessary agricultural, horticultural and forestry development in rural areas where:

AGR1 The development is for agricultural, horticultural or forestry purposes and is necessary for the running of the farm or enterprise;

AGR2 The proposal is appropriate in terms of scale, location and design, and does not seriously impact on the visual amenity of the area or on the natural or man made environment. In all cases the development should be sited so as to benefit from any screening provided by topography or existing landscaping.

AGR3 The proposal is located within or adjacent to existing farm buildings, unless where the applicant has clearly demonstrated that the building must be located elsewhere for operational or other reasons.

AGR4 The development is not located within 100 metres of any residential property not located on the holding, unless with the express written consent of the owner of that property, and where it will not result in an unacceptable loss of residential amenity by reason of noise, smell, pollution, general disturbance etc.

AGR5 The development will not result in a traffic hazard.

AGR6 The development will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water.

The proposal is assessed in light of the above policies:

AGR1 *Agricultural basis and necessary:* the development as proposed is associated with the established poultry farm/enterprise.

AGR2 *Appropriate to the location and no adverse impact on the amenity of the area:* no issues in this regard as no alterations are proposed to the building.

AGR3 *Positioned adjacent to existing buildings:* No issues in this regard.

AGR4 *Not within 100 metres of any 3rd party residential property:* There are no 3rd party dwellings located within 100 metres of the proposed site.

AGR5 Traffic hazard: Existing farm laneway and entrance point being utilised. No issues in this regard.

AGR6 Threat to the water courses, aquifers or ground water: no issues in this regard given that no alterations to the building are proposed from previous permissions relating to this site. The manure storage shed as proposed will be self-contained and covered and therefore no issues in respect of potential water pollution. Manure associated with the development is to be removed off-site as per details submitted accompanying this application. Conditions are however required to ensure protection of waters and records of waste disposal.

Assessment

- The proposed development overall details alterations from the extant permission 12/26 & 10/271. Specifically under this proposed application poultry numbers are proposed to increase from 39,950 as previously approved to 59,925 under this proposed application. ✓

- In terms of environmental matters at this site location, it is noted that all manure associated with the development is to be stored in the approved manure store and removed off-site and disposed off at farm-land in accordance with the nutrient management plan. This is acceptable, subject to I.P.P.C Licence requirements.

- In terms of specific assessment against the relevant permissions relating to this development, notably the EIS provides an over-view of the increase in manure which will be created via this proposed intensification. Specifically, manure production will equate to approximately 35.43 cubic metres per week (1842 cubic metres per annum) under this proposed application. (previous permission equated to approximately 32.38 cubic metres per week or 1683 cubic metres per annum).

- The manure storage capacity within the manure shed will be 1549 cubic metres; ie more than 10 months manure storage capacity. This ensures that manure disposal will only take place in appropriate land-spreading periods as required under the nitrates directive and the applicable IPPC licence as issued by the EPA.

Accordingly on this basis there are no objections to the proposed development.

- As this development requires an Integrated Pollution Prevention and Control (I.P.P.C) Licence conditions shall be attached in respect of environmental matters providing/requiring the applicant to adhere to environmental protection measures until an IPPC licence is granted.

Other matters

EIS DETAILS & CONSIDERATION

Non technical summary adequately details the proposed development;

Visual impact: No issues in this regard; visual impact to an acceptable degree given the established farmyard complex.

Effluent and site drainage: No issues in this regard; water monitoring at the site will be dealt with via IPPC licence.

Manure storage: general details are submitted detailing the proposed customer base to spread the poultry manure on farm land. No manure is to be stored externally and the manure store as proposed is fully enclosed.

i. Planning Authority.


- h. If at any time the Planning Authority is satisfied that the disposal of wastes generated by this development is causing environmental pollution and / or a public health nuisance, the disposal operation shall cease immediately on the direction of the said authority and shall not be resumed until permission is granted by the Planning Authority.


Reason: In the interest of environmental protection.

2. The development shall be carried out and completed in accordance with plans submitted to the Planning Authority on the 10th April 2012, except as may otherwise be required in order to comply with the above conditions

REASONS FOR THE IMPOSITION OF THE ABOVE CONDITIONS ARE:

1. In the interest of environmental protection.
2. To ensure a satisfactory standard of development


R Woods
Assistant Planner
28th May 2012


28.05.12

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