



# 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

Iasachtail /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

Seirbhísí Uisce  
Water Services  
047 30504

Friday, July 26, 2013

Maire Buckley,  
EPA,  
Regional Inspectorate,  
Inniscarra,  
Co Cork.



**Re:** Reg No. P0945-02 Notification under Section 87(1E) of the EPA Acts, as amended – Messrs. PJ & Michael O Reilly, Annalitten, Castleblayney, Co Monaghan.

A Chara,

I refer to your correspondence dated 28<sup>th</sup> of June 2013

1) In relation to point 1 of the information request please note that having reviewed the planning history associated I can confirm that the permission P12/342 was granted on the 4/04/2013 for the following development:

*a. Retain alterations completed during construction of 2 no. poultry houses approved under planning ref.10/207, (to include revised elevations, revised finished floor level etc.) together with all ancillary structures and associated site works, and b. provide for the proposed intensification of use of 2 no. poultry houses previously approved under planning file reference no. 10/207, together with all ancillary structures and associated site works. An Environmental Impact Statement (EIS) relating to the proposed intensification will be submitted with this planning application. This application relates to a development which is for the purposes of an activity requiring an Integrated Pollution and Control (IPPC) Licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2011.*

Accordingly the decision of the Planning Authority is the applicable grant of planning permission relating to this development.

Fáiltíonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

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2. I include the Environmental Impact Assessment report which is extracted from Section 7 of the final planning report attached to 12/342 – See Appendix 1

3) In respect of the proposed license(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 License(s) being issued in respect of the above development.

I trust this provides your department with a satisfactory over-view of matters relating to this development.

## **Appendix 1**

### **Environmental Impact Assessment Report.**

- An EIS has been submitted with this application addressing the main impacts arising in terms of soil and subsoil geology, customer farmlands, ground water, surface water, air, climate, landscape and visual impact, noise, traffic, flora and fauna, designated sites, cultural heritage, population and employment and tourism.

- Also included with the development proposal is an Appropriate Assessment Screening report carried out in accordance with Article 6(3)&(4) of the Habitats Directive 92/43/EEC

- The application for the intensification of the existing poultry operation shall be subject to the granting of a revised IPPC Licence. A Licence was granted in respect of the development permitted 10/207. Licence No P0945-01. The EPA have been consulted in relation to this application and their comments have been referred to in this report. It should be noted that the planning authority are precluded from imposing environmental conditions for such applications which subject to a licensing arrangement.

- A significant consideration in assessing the EIS accompanying this application is the fact that no physical building works are proposed. The impacts arising from the intensification of bird numbers will relate principally to increased poultry litter/manure production and the sustainable treatment of same and traffic increases associated with the intensification of use.

The Planning Authority have analysed the submitted Environmental Impact Assessment submitted in accordance with the provisions of Section 171A of the Planning and Development Act

*(a) Human beings, flora and fauna*

*(b) Soil, water, air, climate and the landscape*

*(c) Material assets and the cultural heritage, and*

*(d) The interaction between the factors mentioned in paragraphs (a), (b) and (c)*

(a) Human beings, flora and fauna.

*Humans*

The closest dwellings to the site are in the ownership of the family operating this poultry enterprise; both dwellings are within 100m of the site. There are a number of further dwellings ranging from 150-300m to the south of the site. In addition to this is noteworthy that Annalitten School is located approximately 115m south of the site. The poultry use is well established on this site (albeit historically on a smaller scale). The EIS refers to the fact that no complaints have been received in relation to the operation of the activity. There have been no objections to the previous applications on this site.

The submitted EIS refers to the positive economic benefit to the rural economy generally through an increase in direct employment on the farm and indirect employment for veterinarians, feed producers etc.

The submitted EIS refers to the maintenance of a sustainable egg supply for the region particular in the context of strict animal welfare standard changes which have rendered some operations obsolete.

Another positive feature arising from the development is the provision of a cheap organic fertiliser for farmers to replace the existing chemical fertilisers used.

The planning authority concur with the conclusions advanced in the EIS in relation to the impact of the development on humans.

*Noise/ Traffic*

The EIS concludes that the addition of 30,000 laying hens on site will increase traffic to the site , however the increase is marginal. There will be an additional 1-2 feed deliveries per week. The EIS estimates that there may an additional staff journey to/from the site on a daily basis. The submission refers to the routine veterinary inspections, farm maintenance and movement of birds to/from the site at beginning and end of each production cycle however it is asserted that the increase will be minimised by optimising load sizes and coordinating collections/deliveries. It is recognised that there will be temporary increase in traffic in association with the installation of new equipment etc in the event that permission is granted for the additional bird numbers. It is estimated that the proposed works will be completed, stocked and operational by mid/late 2014.

The planning authority accept the conclusions put forward in the EIS , the additional traffic arising from the intensification of use is considered acceptable and the context of existing development on site and surrounding land uses.



### *Flora and Fauna*

The EIS refers to the fact that the proposed development involves the intensification of a long established poultry operation on this site. The buildings and associated yard areas are in situ. In this context the site has a low level of ecological diversity and is of no significant ecological importance.

The EIS refers to the allocation of organic fertiliser produced on this farm to customers in place of traditional chemical fertilisers. All habitats within these lands such as wooded areas and scrub land would be excluded from receiving such fertiliser in accordance with the requirements of the nitrates directive.

The planning authority concur with the conclusions expressed in the EIS.

### (b) Soil, water, air, climate and the landscape

The EIS concludes that conformity with the provisions of S.I.610 of 2010

(European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010) will mitigate any negative impacts of the development on farmland. The conformity with this document will ensure that organic fertiliser is spread only under the most favourable soil and climatic conditions thus preventing degradation of the soil. Conformity with the provision of S.I. 610 shall ensure that nutrient accumulation in the soil is not exceeded.

### *Water (surface and ground)*

The existing poultry farm is located within the Neagh Ban River Basin District System in the River Fane Catchment area. The site is not located within any sensitive ground water areas or ground water supply sources as designated in the Monaghan County Development Plan 2007-2013.

The EIS refers to the fact that surface and ground water will be protected due to the separation of clean and soiled water and the provision of adequate manure storage capacity on/off the site. All soiled water emanating from the site will be directed to a soiled water storage facility. All surface water from roofs and hard standing areas will be discharged to ground and/or the local water course.

The EIS refers to ongoing monitoring of storm water runoff from the site which is part of the current EPA Licensing arrangements for the existing operation.

The subject site is within the catchment area of Dundalk Bay SPA. This site is 21km away . In addition to this it is recognised that the site is located 3km upstream from the where the local watercourse enters Lough Muckno. The EIS concludes that in consideration of the distance of the site to the nearest Natura 2000 and provided the extensive mitigation proposed the proposed intensification of use of this poultry farm operation is unlikely to have any significant impacts on the area.

The planning authority is satisfied based on the mitigation measures advanced in the EIS that the proposed development will have no significant impact on water quality.

#### *Air*

The closest dwellings to the site are in the ownership of the family operating this poultry enterprise; both dwellings are within 100m of the site. There are a number of further dwellings ranging from 150-300m to the south of the site. In addition to this is noteworthy that Annalitten School is located approximately 115m south of the site.

The submitted EIS refers to the fact that the prevailing wind direction is south-westerly thereby mitigating the impact of odours.

The planning authority accepts the conclusion of the EIS and consider that the impacts on air quality from the development have been satisfactorily addressed.

#### *Climate*

The EIS refers to the importance of climate in terms of predicting the impacts of the farm operation and the application of manure in the area. The EIS provides details of annual rainfall and wind direction affecting the site (Appendix 15). The issue of wind direction is critical to odour movement , however the prevailing wind direction on site is favourable from the point of view of odour dispersal as it wind direction is away from the existing dwellings in the vicinity. The impacts of the development on climate will be mitigated by conformity with S.1 160 of 2010.

The planning authority concurs with the conclusions of the EIS and are satisfied that potential impacts on climate have been satisfactorily addressed.

#### *Noise*

The EIS identified sources of noise from the operation of the development arising from ventilation infrastructure, feeding and manure removal equipment, traffic noise and poultry noise. All vehicular movements to /from the site will be during day time hours (hours of operation are part of licensing conditions). Typical sources of noise are identified and quantified (where possible). The result of noise assessment carried out by Bord Na Mona on behalf of the

consultants CLW for intensive pig farm operations in operating farms in Co Cavan have been submitted (see Appendix 17). Based on these assessments it was concluded that there would be no significant impact on the local environment arising from such developments.

The planning authority concurs with the conclusions expressed in the EIS.

*Material Assets and the cultural heritage.*

The EIS identified that the site is not close to or likely to adversely affect any designated site such as Areas of Primary Amenity, Areas of Scenic Amenity Value or any designated Scenic Route as defined in the Monaghan County Development Plan 2007-2013. It should also be noted that there are no archaeological features in the locality. It should be noted that the proposed works require no additional ground works /excavations as the buildings approved under P10/207 are already in situ.

The planning authority is satisfied on the basis of the assessment provided in the EIS that there shall be no impact on material assets and cultural heritage arising from the intensification of use on this site.

Interaction of the factors referred to in (a)(b) and (c) above

The submitted EIS identifies the following impacts which affect the community directly i.e. traffic, air quality, noise, tourism and material assets. The report also identifies the economic benefits arising from the development

The EIS uses a methodology set out by the EPA to identify the potential impacts on the various receptors and the overall residual impact on these. The effects of the impact, the duration of impact and the possible mitigation is also identified. The impacts on various aspects of the natural environment and human beings range from none to slight.

In this context it can be assessed that the range and severity of impacts have been adequately assessed and it concluded that the intensification proposed as part of this application (an additional 30,000 laying hens) will not give rise to any significant environmental effect subject to implementation of the mitigations measures identified in the EIS.

Mise le meas,

  
Bernadette McElvaney  
Senior Staff Officer