



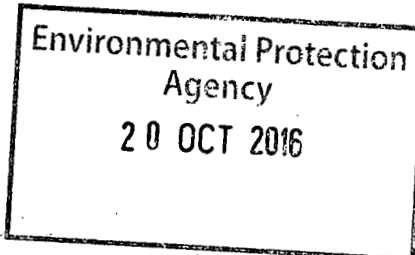
Comhairle Chontae an Chabháin
Teach na Cúirte, An Cabhán
Cavan County Council
Courthouse, Cavan
H12 R6V2

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19th. October, 2016.

Ms. Grainne Oglesby,
Environmental Licensing Programme,
Office of Environmental Sustainability,
Headquarters, PO Box 3000,
Johnstown Castle Estate,
Co. Wexford.
Y35 W821.



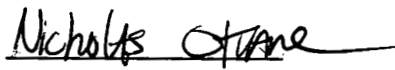
Re/ Planning Reg. No. 16/284 Notification under Section 87(1E)(a) of the EPA Act, 1992,
as amended.

Dear Madam,

I refer to your letter dated 22nd. September, 2016 with regard to the above planning
application and I wish to respond as follows:

1. Planning permission was granted under Planning Reg. No. 16/284 on the 5th.
September, 2016, (conditions attached). (decision date 29th. July, 2016).
2. With regard to EIA, this can be viewed on our website, www.cavancoco.ie, Online
Planning Search, Planning Ref. No. View Scanned Files, the EIA is the first
document scanned above application, (JPEG 8622kb).
3. No further observations.

Yours faithfully,


Senior Planner.

Tá fáilte romhat gnó a dhéanamh as Gaeilge
Cavan County Council ... Working with Diversity in Mind

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PLANNING AND DEVELOPMENT ACT 2000 - 2004

NOTIFICATION OF FINAL GRANT

COUNCIL OF THE COUNTY OF CAVAN

TO: Alan Stewart
C/o Paraic Fay
C.L.W. Environmental Planners Ltd
The Mews
23 Farnham St
Cavan

Planning Register Number: 16/284

Application Receipt Date: 07/06/2016

Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Act, Cavan County Council have by Order dated 29/07/2016 **GRANTED** PERMISSION to the above named, for the development of land, namely:-
to construct 1 No Free Range poultry house and an extension to 1 No. existing free poultry house together with all ancillary structures and all associated site works. This application relates to a development, which is for the purposes of an activity requiring a Licence under Part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2013. An Environmental Impact Statement (EIS) will be submitted with this planning application at Largy (or Forthenry), Cootehill, Co. Cavan in accordance with the plans submitted with the application.

Subject to the 13 condition(s) set out in the 2nd Schedule and for the reason set out in the 1st Schedule.

Signed on behalf of Cavan County Council.

SENIOR STAFF OFFICER

Date: 5 September, 2016

Note:

It should be noted that an Outline Permission is a permission subject to the subsequent permission of the Planning Authority and that until such subsequent permission has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED**. Where Outline Permission has been granted any subsequent application for permission must be made not later than 3 years beginning on the date of the grant of outline permission.

Planning permission granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:-

- (1) In case the development to which the permission relates is not commenced during the period, the entire development and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

PLANNING & DEVELOPMENT ACTS 2000 – 2004

PLANNING APPLICATION: Alan Stewart

REG. NO. 16/284

SCHEDULE 1

It is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the amenities of the area, give rise to a traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area.

SCHEDULE 2

1. Development shall be carried out in accordance with plans and particulars submitted to and received by the Planning Authority on 7th June 2016, subject to the requirements of the following condition(s):

In the interest of proper planning and sustainable development.

2. The developer shall pay the sum of €5350 (updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office) to the Planning Authority as a contribution towards expenditure that was and /or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for the Contributions Scheme for Cavan County made by the Council.

With reference to Section 48 of the Planning & Development Act 2000.

Information Note - Public Water and Waste Water Networks

Connections

On the 1st of January 2014 Irish Water became the statutory body with the responsibility for all water services, both water and waste water. Therefore any persons seeking a connection to any public network, either water or waste water, should make an application directly to Irish Water. A Connection Agreement between Irish Water and the applicant will be required prior to any connection being agreed, and will set out the conditions and charges to be applied to the connection. Details, including availability of application forms, are to be found on the Irish Water website www.water.ie. The agreement of Irish Water must be obtained prior to any works commencing.

3. Effluent or soiled water shall not be caused or permitted to flow onto adjoining property or to enter any stream, drain, ditch or other watercourse or to overflow the effluent storage tanks.

In the interests of public health and amenity.

4. All mitigation measures outlined in the EIS and supplementary report submitted with the application on 7th June 2016 shall be carried out in full and in strict compliance with these lodged documents.

In the interests of proper planning and sustainable development.

5. (i) Prior to the commencement of work on site, the developer shall submit for written approval from the Waste Management Section of Cavan County Council, a site specific Construction Waste Management Plan.

(ii) Prior to operation of the proposed development, the developer shall submit for written approval from the Waste Management Section of Cavan County Council an Operational Waste Management Plan.

In the interests of ensuring the proper management of wastes and in the interests of the proper planning and sustainable development of the area.

6. All structures associated with the proposed development shall comply with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010. In addition, the buildings and their construction shall adhere to the Department of Agriculture's Farm Building and Structures Specifications.

In the interests of public health and amenities.

7. (i) Precautions shall be put in place to prevent silt, suspended solids and deleterious matter from entering the watercourse.
(ii) During construction works any fuel tanks on site shall be banded to 110% capacity.
(iii) Cement lorries shall not be washed on site.

In the interests of protection of nearby watercourse and the proper planning and sustainable development of the area.

8. Poultry house design and construction standards shall be in accordance with the Department of Agriculture and Food specifications S101.

In the interests of public health and amenities

9. Soiled water tank design and construction standards shall be in accordance with the Department of Agriculture and Food specifications S123.

In the interests of public health and amenities.

10. Soiled water arising from the development shall be directed to and collected in the proposed soiled water storage tank in accordance with the Department of Agriculture and Food specifications S123 and S129.

In the interests of public health and amenities.

11. Effluent, manure or soiled water shall not be caused or permitted to flow onto adjoining property or to enter any stream, drain, ditch or other watercourse or to overflow the effluent storage tanks.

In the interests of public health and amenities.

12. Uncontaminated surface run-off from roofs and clean paved areas within the development shall be collected separately from effluent and shall be disposed of to an approved watercourse adjoining the site in accordance with the Department of Agriculture and Food specifications S129.

In the interests of public health and amenities.

13. Effluent or soiled water shall not be spread on or applied to land where there is risk, because of the gradient of the land and/or the weather conditions prevailing at the time of spreading or application, that the effluent will run from the land to any lake, river, ditch, stream or other watercourse.

In the interests of public health and amenities.

Senior Staff Officer.

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