



### Submission

Submitter:	Miss Claire O'Dwyer
Organisation Name:	HSE
Submission Title:	P1175-01
Submission Reference No.:	S010313
Submission Received:	12 May 2022

### Application

Applicant:	Woodburn Farms Limited
Reg. No.:	P1175-01

See below for Submission details.

Attachments are displayed on the following page(s).



Feidhmeannacht na Seirbhíse Sláinte  
Health Service Executive

Environmental Health Service  
The Arcade  
Main Street  
Cavan  
Co. Cavan  
H12 N251

Tel: 049 4373418

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EPA Environmental Licensing Programme  
Office of Environmental Sustainability  
Environmental Protection Agency  
Johnstown Castle Estate  
Co. Wexford

12<sup>th</sup> April 2022

**Re: Industrial Emissions Licence No: P1175-01  
Woodburn Farms Ltd, Woodburn House, Newbliss, Co. Monaghan**

Dear Sir/Madam,

Please find enclosed the HSE consultation report in relation to the scoping of the above proposal. The following HSE departments were notified of the consultation request for this development on 25<sup>th</sup> March 2022.

- Emergency Planning – Kay Kennington
- Estates – Helen Maher/Stephen Murphy
- National Clinical Director for Health Protection
- CHO – John Hayes

This report only comments on Environmental Health impacts of the scoping request. If you have any queries regarding this report the contact is Claire O'Dwyer, Principal Environmental Health Officer at [claire.o'dwyer@hse.ie](mailto:claire.o'dwyer@hse.ie)

Yours sincerely,

A handwritten signature in purple ink that reads "Claire O'Dwyer".

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Principal Environmental Health Officer



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**HSE EIS SUBMISSION REPORT**  
**Environmental Health Service Consultation Report**  
(as a Statutory Consultee (Planning and Development Acts 2000,  
& Regs made thereunder)).

**Date:** 29<sup>th</sup> April 2022

**Our Reference:** 2291

**Report To:** Environmental Licensing Programme  
Office of Environmental Sustainability  
Environmental Protection Agency  
Johnstown Castle Estate  
Co. Wexford

**EPA Reference:** P1175-01

**Type of Consultation:** Industrial Emissions

**Applicant:** Woodburn Farms Ltd, Woodburn House, Newbliss, Co. Monaghan

**Nature of Activity:** Activity Class 6.1 (a), "The rearing of poultry in an installation, where the capacity exceeds 40,000 places."

**Introduction**

The proposed licence application is as a result of alterations to the operation of an existing poultry farm. House No. 3 on the existing poultry farm is to be converted from the existing housing system for the production of eggs, to a pullet rearing house, thus resulting in an overall site capacity increase from c. 35,500 to c. 60,000 birds. As this development is internal, with no external modifications, planning permission is not required. The proposed pullet rearing activities will be the only agricultural activities carried out on this site by the applicant.

This report only comments on the Environmental Health impacts of the licence application.

### **Site Location**

The proposed development is to be fully contained within the existing 3 No. poultry rearing houses and ancillary structures/facilities at the site of an existing poultry farm at Kilnamaddy, Newbliss, Co. Monaghan. The total area of the site is 0.7 hectares.

The site is 3.9km north of Newbliss and 4km south-west of Smithborough. It is accessed by a local road which subsequently connects with National Primary Route, the N54 Monaghan - Clones Road, c. 3 km north of the site. Access to the site will be via an existing private entrance and laneway located just off the local road. The dominant land-use in the area is agriculture, most notably improved agricultural grassland. There is one third party dwelling located within c. 300 metres of the farm.

There are a number of drains close to the site. These drain towards the Nook Stream, which is 228m south-east of the application site. This stream flows into the River Finn, at a point approximately 870m north-west of the application site. The ecological status of the Nook Stream and the River Finn is classed as moderate. The site is located c. 5.1 km from the closest Natura 2000 site - Magheraveely Mark Loughs.

### **Water Supply**

Water for stock and for washing is to be sourced from a well located on the family landholding, but outside the site. Estimated water use will be c. 2,000-2,500 m<sup>3</sup> per annum for the activity.

**I could not locate details of this well in the EIAR. It is recommended the applicant highlights the location of the well in relation to the site on a map and provides details of its depth, construction and well head protection.**

### **Surface Water**

There is to be separation of clean and dirty water systems on site. Clean roof water and water from clean surfaces will be collected by land drains around the poultry houses and discharged to local drains. It is stated these will drain towards the Nook Stream, which is 228m south-east of the application site. It is stated that Stormwater discharge points will be checked/inspected weekly for any sign of contamination. It is also stated that all potentially polluting products (fuels, detergents etc.) will be stored in appropriately bunded areas.

**There appear to be no proposals by the applicant to sample surface water discharge from the site. It is recommended that periodical sampling of surface water discharge is undertaken to verify no contamination is occurring.**

It was noted on the site plan that soiled water is to be collected and reused for washing purposes.

### **Soiled Water**

Soiled water collection facilities of c 81m<sup>3</sup> capacity are located at the rear of the existing houses to collect any soiled water from same. Estimated soiled water production will be c. 70 m<sup>3</sup>/annum.

**It is recommended that all soiled water storage tanks are fitted with leak detection facilities to prevent overfilling.**

Maps are included in Appendix 8 indicating the location and extent of farmland available for soiled water disposal. It is proposed that soiled water from the development will be spread on an area of c. 12 hectares which is not subject to any existing/proposed poultry development. These lands belong to an acquaintance of the applicant and it is stated this land will be used exclusively for a 2 cut-silage system with all silage sold off.

**It is recommended that evidence of a formal agreement regarding the use of these lands for the disposal of soiled water from the poultry farm is provided.**

The applicant has provided the following evidence of compliance with S.I. 605; *“The stocking rate as proposed will be 0 kg Organic N/ha. The application of c. 70 m<sup>3</sup> of soiled water from the proposed development, with an estimated N content of 1.1 Kg Organic N/Ha will increase this stocking rate to c. 6.5 Kg Organic N/Ha well inside the 170 Kg Organic N/Ha limit. These lands can also accommodate in excess of 1,000 m<sup>3</sup> of additional soiled water”.*

### **Poultry Litter**

The estimated manure production as a result of the proposed alteration in activity will be a total of c. 480-500 tonnes/annum. The poultry manure from this farm will be removed off site by an authorised contractor, Mohan and Brown Contractors, on behalf of the applicant. A letter included in Appendix 5 states they are licenced hauliers that *“have a sufficient amount of farmers located in Meath, Wicklow and Wexford with maps that require manure on a regular basis throughout the year. We can forward details of farmers if required.”*

It is stated that organic fertiliser from this farm will be used in either compost production or by customer farmers utilised as an organic fertiliser in line with S.I. 605 of 2017. It is stated the applicant will implement and manage a programme for the allocation of organic fertiliser in each particular year. This will involve the continuous recording of all organic fertiliser transfers off the farm.

**The disposal of organic waste from this facility has the potential to cause harmful emissions to groundwater and surface water if not adequately controlled. An agreement between 'importers' and 'exporters' of all animal manures and other wastes are required. It is recommended that all lands to be used for poultry litter disposal are identified and evaluated for suitability prior to the acceptance of this organic waste.**

### **Waste**

The dead carcasses as a result of the premature deaths of birds on site will be stored in a covered sealed, leak proof container on site. Fallin Bird Ltd. are an authorised contractor who will remove these carcasses at 1-2 week intervals to an authorised Animal By-products plant at Harefort Ltd., Redhills, Co. Cavan, in compliance with existing requirements.

All other waste materials generated on the site will be collected and transported off the site by appropriately authorised waste contractors to be consigned for disposal, recovery and/or recycling in appropriately authorised installations.

### **Odour**

The applicant states that the proposed alteration of activities on the site to exclusively concentrate on pullet rearing will result in a decrease in annual ammonia emissions from the farm from 4,315kg ammonia to 3,600kg, i.e., a 17.25% reduction. The applicant states that odour emissions will be reduced by the use of automated feeding and ventilation systems. The applicant proposes to implement a strict washing routine so as to prevent the built up of odour within the houses. It is also stated that all practicable steps, such as landscaping, management routines etc., will be planned for and will be taken so as to minimise odour from the site.

Fugitive odour emissions at the site will be limited to times at which birds/manure are being removed from the site, which is for a short period every cycle and to the transport of manure. There have been no complaints of odour from the current operation of the poultry farm.

### **Noise**

It is stated that the nearest third party dwelling is located 300 metres from the proposed development. No baseline noise monitoring was carried out by the applicant to establish the existing noise environment. There was no assessment of predicted noise from the operation of the proposed development in the EIAR.

It is stated in the EIAR that “*Extensive experience with the applicants existing poultry farm and the fact that the proposed development requires no structural modification, would suggest that the proposed development is not likely to have any adverse noise impact*”.

### **Pest Control**

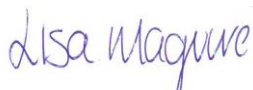
It is stated a vermin control programme is implemented on site and recorded on a daily/weekly basis.

**It is recommended that detailed records regarding bait point location, frequency of baiting and products used are maintained. Procedures for housekeeping to ensure the proper storage and disposal of all wastes, proper storage of all feedstuffs and maintaining the houses and external areas in a clean and tidy manner should also be outlined. Any rodent control programme should be in line with Bord Bia and Department of Agriculture, Food and The Marine requirements**

### **Traffic**

As a result of the proposed development it has been estimated that there will be a decrease in traffic of approximately 50% per annum as outlined in section 4(4)(i) of the EIAR. It is stated the local road network will be more than adequate to accommodate same.

Should you have any queries in relation to this report please contact me at [lisa.maguire@hse.ie](mailto:lisa.maguire@hse.ie)



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**Lisa Maguire**  
**Environmental Health Officer**