

Office of Environmental Sustainability,
Environmental Protection Agency,
P.O. Box 3000,
Johnstown Castle Estate,
Co. Wexford

12th October 2020

Re: S. Wilkin and Sons Ltd. P1132-01

Dear Sir/Madam,

I refer to previous Agency correspondence of 12th October last. Please find detailed below the response to the issues raised.

1. **Confirm the current status of the development works as permitted by planning permission 20/153. In addition:**
 - a) **Where the development works have been completed, confirm whether the associated infrastructure is operational; and**
 - b) **Where the development works have not yet been completed, provide a proposed development schedule for construction works on site.**

Additional infrastructural works permitted by Planning Ref. 20/153 have not yet been commenced.

2. **Provide a copy of Monaghan County Council's final decision or grant of planning permission associated with planning application reference 20/153.**

Please refer to enclosed copy of final grant of planning.

3. **The application states that a back-up generator will be present on-site. Confirm the location of the back-up generator and its bunding arrangements.**

The generator is located in the ancillary storage shed. Same has a self contained bunded fuel storage tank.

4. **Regarding fuel storage facilities on site, provide details of the capacity and protection proposed for gas storage facilities on the site.**

There are 2 No. 4 ton gas tanks located on site. Same will have impact protection measures completed around same.

5. Clarify, and provide a map showing, the location and distance from the proposed installation to the closest third-party dwelling houses. The map should also highlight which dwellings are family dwellings, and which are third party dwellings.



The two closest dwellings to the farm are third party dwellings and are as indicated on the map above. There are no other dwellings / sensitive locations within 400m.

6. Section 7.4.1 and 4.6.1 of the application from and the EIAR states heating for the site will be provided by a gas boiler; however, the non-technical summary lists biomass as an additional energy source. Clarify the sources of heat/energy for the site. Should biomass be proposed, complete in full the relevant sections of 7.4.1 of the application. All required details in the tables must be submitted as well as a full assessment of the impact of any main emissions. The applicant should ensure all emissions are correctly classified as either main/minor and correctly numbered in accordance with Agency guidance.

Further to a review of the proposed development no boilers are currently proposed. Heating will be by indirect gas heaters.

7. With regards to the Environmental Impact Assessment Report (EIAR):

a) Provide a reference list used in the assessment;

The Environmental Impact Assessment conducted in respect of the proposed expansion includes the following sources / references:

- Advice Notes for preparing Environmental Impact Statements, Draft September 2015 – E.P.A.
- Agri-Environmental Specifications for R.E.P.S. 2000, *Department of Agriculture, Food and Rural Development*.
- Bord Bia Poultry Products Quality Assurance Producer Standards.
- Code of Good Agricultural Practice to Protect Waters from Pollution by Nitrates, *Dept. of Agriculture Food and Forestry (D.A.F.F.) and Dept. of Environment (D.o.E.)*
- Commission Implementing Decision (EU) 2017/302 of 15 February 2017 establishing best available techniques (BAT) conclusions under directive 2010/75/EU of the European Parliament and of the council for the intensive rearing of poultry or pigs.
- European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2017 (SI No. 605 of 2017).
- European Communities (Welfare of Farmed Animals) Regulations 2010 (SI No. 311 of 2010).
- Explanatory Bulletin to the Soil Map of Ireland, *Teagasc 1980*.
- Food Harvest 2020 – Department of Agriculture, Fisheries and Food.
- Food Wise 2025 – A 10 year vision for the Irish Agri-Food Industry– Department of Agriculture, Food and the Marine.
- Guidelines on information to be contained in Environmental Impact Assessment Report - EPA Draft August 2017
- Integrated Pollution Prevention and Control (IPPC) Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs. – July 2003
- Poultry Products Quality Assurance Scheme Poultry Producer Standard Revision 01, June 2008, Bord Bia
- Protecting our Freshwaters, Nutrient Management Planning Guidelines for Local Authorities, *Dept. of Environment and Local Government*.
- Protection of the Environment Bill 2003.
- Revised guidelines on the information to be contained in Environmental Impact Statements, Draft September 2015, E.P.A.
- Suitable Development, A Strategy for Ireland, *Department of Environment*
- *Teagasc, Major and Macro Nutrient Advice for Productive Agricultural Crops - 4th Edition 2016*.
- *The Communities (Environmental Impact Assessment) Regulations, as amended*,
- *The Local Government (Planning and Development) Regulations, S.I. 600 of 2001 as amended*

- The requirements of Monaghan County Council, as elaborated in the current *County Development Plan 2019 - 2025*.
- www.agriculture.gov.ie
- www.archaeology.ie
- www.bordbia.ie
- www.cso.ie
- www.dafm.ie
- www.epa.ie/
- www.gsi.ie
- www.meteireann.ie
- www.monaghancoco.ie (Previous planning history for this farm).
- www.myplan.ie
- www.opw.ie
- www.scaill.ceh.ac.uk
- www.teagasc.ie

b) Provide assessment of the potential impact from the proposed gas and biomass boilers.

No longer proposed.

8. **Submit a hard copy of the application to the EPA's head office. If a hard copy has already been submitted, you may disregard this instruction.**

Submitted under separate cover.

9. **Clarify if the storage shed located in the southwest corner of the site is to be utilised for the storage of poultry litter.**
- a) **Where onsite manure storage is planned for the activity, provide the following details;**
- (i) Capacity, m³;
 - (ii) Floor area, m²;
 - (iii) Height, m;
 - (iv) A revised site layout plan, showing the location of the manure store.
- b) **Where relevant, provide additional mitigation measures in relation to odour from the proposed manure store, having regard to the nearest third-party residence.**

The storage shed referred to will not be used for litter storage.

11. With regards to the storm water drainage system:

- a) What abatement (i.e. silt trap/interceptor) is it proposed to install on the storm water drainage system prior to discharge point SW1?

No mitigation is proposed to SW – 1.

- b) Clarify the number of soak pits proposed and their location/s? The site plan indicates a soak pit and a soil polishing filter. If necessary, update Section 7.7 'Discharges to storm water' to reflect additional discharge points.

One storm water soak pit is proposed, located centrally between the two houses as detailed in the site plan. Section 7.7 already details three discharge points, 2 to surface water and one to ground.

- c) Update the site plan to reflect points a) and b).

Please refer to enclosed updated site plan. Please note that the site plan boundary has been revised to reflect the nature of the proposed activity (i.e. conventional broiler farming). The original boundary will apply should the applicant operate as a free range enterprise.

12. It is noted that the documentation regarding BAT (Best Available Techniques) has not been fully completed. Provide clarifications on the BAT 31 from the CID document for the Intensive Rearing of Poultry or Pigs (2010/75/EU, Feb 2017), clearly identifying the specific techniques that will be used.

BAT 31 relates to a Layer farm. Bat 32 is applicable to this broiler farm.

Technique to be used;BAT 32

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| a | Forced ventilation and a non-leaking drinking system (in case of solid floor with deep litter). |
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In addition to the above, please also provide an updated non-technical summary (Application Form, and EIS where applicable) to reflect the information provided in your reply, insofar as that information impinges on the non-technical summary.

No revisions were required to the application form and/or E.I.A.R. Revised Non-technical Summary enclosed.

If you require any additional information please contact this office.

Yours Sincerely,

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